

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/18 MANOON ROAD CLAYTON SOUTH VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4/1303-1305 CENTRE ROAD CLAYTON VIC 3168	\$805,000	17-May-23
2/11 WANDOO AVENUE CLARINDA VIC 3169	\$780,000	11-Feb-23
2/13 LILLIAN STREET CLAYTON VIC 3168	\$895,000	25-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 May 2023



4/1303-1305 CENTRE ROAD CLAYTON VIC 3168

Sold Price

^{RS} **\$805,000**

Sold Date

17-May-23



3



1



1

Distance

0.49km



2/11 WANDOO AVENUE CLARINDA VIC 3169

Sold Price

\$780,000

Sold Date

11-Feb-23



3



2



1

Distance

0.53km



2/13 LILLIAN STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$895,000**

Sold Date

25-Mar-23



3



1



2

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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