

## 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

12 MANATUNGA STREET CLAYTON VIC 3168

### Indicative selling price

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

Single Price

\$1,570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,198,000

Property type

House

Suburb

Clayton

Period-from

01 Jun 2022

to

31 May 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

16 MANATUNGA STREET CLAYTON VIC 3168	\$1,370,000	23-Nov-22
7 MANATUNGA STREET CLAYTON VIC 3168	\$1,370,000	02-Mar-22

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: 26 June 2023



**16 MANATUNGA STREET CLAYTON VIC 3168** Sold Price **\$1,370,000** Sold Date **23-Nov-22**

4 1 1

Distance **0.03km**



**7 MANATUNGA STREET CLAYTON VIC 3168** Sold Price

Sold Date **02-Mar-22**

3 1 3

Distance **0.07km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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