

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

2/39 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$932,000

Property type

Other

Suburb

Clayton South

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/458 HAUGHTON ROAD CLAYTON SOUTH VIC 3169	\$761,000	15-Feb-25
3/30 MADELEINE ROAD CLAYTON VIC 3168	\$697,000	23-Nov-24
2/25 BANKSIA STREET CLAYTON VIC 3168	\$651,000	09-Nov-24

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: 03 March 2025



1/458 HAUGHTON ROAD CLAYTON SOUTH VIC 3169

Sold Price

^{RS}

\$761,000

Sold Date

15-Feb-25

2

1

-

Distance

1.3km



3/30 MADELEINE ROAD CLAYTON VIC 3168

Sold Price

\$697,000

Sold Date

23-Nov-24

2

1

1

Distance

1.54km



2/25 BANKSIA STREET CLAYTON VIC 3168

Sold Price

\$651,000

Sold Date

09-Nov-24

2

1

-

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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