

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

3/38 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,750

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2024

to

30 Apr 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

2/39 MANOON ROAD CLAYTON SOUTH VIC 3169	\$783,000	22-Mar-25
1/7 BOND STREET CLAYTON SOUTH VIC 3169	\$679,000	15-Mar-25
2/8 BURTON AVENUE CLAYTON VIC 3168	\$680,000	14-Mar-25

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: 14 May 2025



**2/39 MANOON ROAD CLAYTON
SOUTH VIC 3169**

2 1 -

Sold Price

^{RS}

\$783,000

Sold Date

22-Mar-25

Distance

0.09km



**1/7 BOND STREET CLAYTON
SOUTH VIC 3169**

2 2 1

Sold Price

\$679,000

Sold Date

15-Mar-25

Distance

0.24km



**2/8 BURTON AVENUE CLAYTON
VIC 3168**

2 1 1

Sold Price

\$680,000

Sold Date

14-Mar-25

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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