

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

2/1 MANATUNGA STREET CLAYTON VIC 3168

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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2022

to

30 Jun 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

1/86 VIEW STREET CLAYTON VIC 3168	\$900,000	04-Feb-23
3/8 BETTINA STREET CLAYTON VIC 3168	\$870,000	07-Feb-23
1/48 PANORAMA STREET CLAYTON VIC 3168	\$906,000	15-Jul-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: 27 July 2023

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1/86 VIEW STREET CLAYTON VIC 3168
 3  2  2

Sold Price

\$900,000

 Sold Date **04-Feb-23**

 Distance **1.76km**

3/8 BETTINA STREET CLAYTON VIC 3168
 5  4  2

Sold Price

\$870,000

 Sold Date **07-Feb-23**

 Distance **1km**

1/48 PANORAMA STREET CLAYTON VIC 3168
 4  2  2

Sold Price

^{RS} **\$906,000**

 Sold Date **15-Jul-23**

 Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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