

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

8/4-6 Manatunga Street Clayton, 3168

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$375,000.00 & \$399,000.00

## Median sale price

Median price \$505,000.00 Property Type UNIT - 2 BEDROOM Suburb CLAYTON

Period - From 12-Mar-2020 to 11-Mar-2021 Source REA

## Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	12/28 Burton Avenue, Clayton, Vic 3168	\$415,000.00	03-Feb-2021
2	201/4 Nicholson Court, Clayton, Vic 3168	\$460,000.00	15-Jan-2021
3	29/1 Greenfield Drive, Clayton, Vic 3168	\$395,000.00	11-Jan-2021

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