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

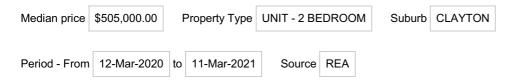
8/4-6 Manatunga Street Clayton, 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

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

Median sale price



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

This statement of information was prepared on 18-May-2021 at 1:38:09 PM EST