



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/2 Manoon Road, CLAYTON SOUTH 3169

Unit



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$650,000 - \$715,000

Median sale price

Median Unit for **CLAYTON SOUTH** for period **Oct 2017 - Dec 2017**

Sourced from REIV.

\$603,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

2/34 Inverness St,
CLARINDA 3169

Price **\$770,000** Sold 20
March 2018

2/77 Kiong St,
CLAYTON 3168

Price **\$720,000** Sold 13
February 2018

1/41 Alice St,
CLAYTON 3168

Price **\$705,000** Sold 12
February 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

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