

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2A Minerva Road Manifold Heights VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Manifold Heights

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

1B Sheridan Street Hamlyn Heights VIC 3215	\$619,000	17-Feb-21
13 Collins Street Geelong West VIC 3218	\$676,000	26-Feb-20
1C Lupton Street Geelong West VIC 3218	\$635,000	25-Feb-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 June 2021



1B Sheridan Street Hamlyn Heights VIC 3215

Sold Price

\$619,000

Sold Date

17-Feb-21



3



2



1

Distance

1.03km



13 Collins Street Geelong West VIC 3218

Sold Price

\$676,000

Sold Date

26-Feb-20



3



2



1

Distance

1.51km



1C Lupton Street Geelong West VIC 3218

Sold Price

\$635,000

Sold Date

25-Feb-20



3



2



1

Distance

2.12km

RS = Recent sale

UN = Undisclosed Sale

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