

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

4/2 BREGUET STREET 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

\$415,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Manifold Heights

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 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

6/118 ISABELLA STREET GEELONG WEST VIC 3218	\$505,000	18-Mar-23
1/22 ROXBY STREET MANIFOLD HEIGHTS VIC 3218	\$492,500	19-May-22
9/1-3 ROXBY STREET MANIFOLD HEIGHTS VIC 3218	\$454,000	13-Oct-22

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: 19 January 2024



6/118 ISABELLA STREET GEELONG WEST VIC 3218

2 1 1

Sold Price

\$505,000

Sold Date

18-Mar-23

Distance

0.34km



1/22 ROXBY STREET MANIFOLD HEIGHTS VIC 3218

2 1 1

Sold Price

\$492,500

Sold Date

19-May-22

Distance

0.75km



9/1-3 ROXBY STREET MANIFOLD HEIGHTS VIC 3218

2 1 1

Sold Price

\$454,000

Sold Date

13-Oct-22

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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