

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 22 Malvern Grove, MANIFOLD HEIGHTS 3218

### Indicative selling price

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

**Single price \$500,000**

### Median sale price

Median **House** for **Manifold Heights** for period **May 2016 - Aug 2017**

Sourced from **Realestate.com**.

**\$620,000**

### 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 the most comparable to the property for sale.

**5 Orr Street,**  
Manifold Heights 3218

**Price \$530,000** Sold 04 June 2016

**4 Trewheela Avenue,**  
Manifold Heights 3218

**Price \$540,000** Sold 21 August 2017

**183 Shannon Avenue,**  
Manifold Heights 3218

**Price \$548,500** Sold 19 May 2016

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 Realestate.com.

House

3 beds

1 baths

1 parking

### Contact agents

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