



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/43 Shannon Avenue, MANIFOLD HEIGHTS 3218

Indicative selling price

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

Single price \$410,000

Median sale price

Median Unit for **Manifold Heights** for period **Apr 2017 - Aug 2017**

Sourced from **Realestate.com**.

\$417,500

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.

2/7 Mary Street,
Hamlyn Heights 3215

Price **\$408,500** Sold 07 April 2017

5/7-9 Fraser Street,
Hamlyn Heights 3215

Price **\$425,000** Sold 29 August 2017

3/170 Church Street,
Hamlyn Heights 3215

Price **\$419,000** Sold 18 March 2017

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.

Contact agents

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