

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

1/63 Calder 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

or range
between

\$269,000

&

\$289,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,250

Property type

Unit

Suburb

Manifold Heights

Period-from

01 Aug 2019

to

31 Jul 2020

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

5/157 Minerva Road Newtown VIC 3220	\$269,000	04-Jul-19
3/26 Fraser Street Herne Hill VIC 3218	\$275,000	21-Apr-20
3/215 Church Street Manifold Heights VIC 3218	\$250,000	30-Oct-19

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: 10 August 2020



5/157 Minerva Road Newtown VIC 3220

Sold Price

\$269,000

Sold Date

04-Jul-19

1

1

1

Distance

0.22km



3/26 Fraser Street Herne Hill VIC 3218

Sold Price

\$275,000

Sold Date

21-Apr-20

1

1

1

Distance

0.96km



3/215 Church Street Manifold Heights VIC 3218

Sold Price

\$250,000

Sold Date

30-Oct-19

1

1

1

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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