

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

7 ROXBY 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,095,000

Property type

House

Suburb

Manifold Heights

Period-from

01 May 2023

to

30 Apr 2024

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

18 GIRTON CRESCENT MANIFOLD HEIGHTS VIC 3218	\$1,515,000	08-Apr-24
9 NANTES STREET NEWTOWN VIC 3220	\$1,550,000	25-Feb-23
131 ABERDEEN STREET NEWTOWN VIC 3220	\$1,545,000	01-Nov-23

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: 08 May 2024



18 GIRTON CRESCENT MANIFOLD HEIGHTS VIC 3218

Sold Price

^{RS}

\$1,515,000

Sold Date

08-Apr-24



5



2



-

Distance

0.46km



9 NANTES STREET NEWTOWN VIC 3220

Sold Price

\$1,550,000

Sold Date

25-Feb-23



3



2



2

Distance

1.02km



131 ABERDEEN STREET NEWTOWN VIC 3220

Sold Price

\$1,545,000

Sold Date

01-Nov-23



4



2



1

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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