

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

261 AUTUMN 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,112,500

Property type

House

Suburb

Manifold Heights

Period-from

01 Oct 2023

to

30 Sep 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

243 AUTUMN STREET MANIFOLD HEIGHTS VIC 3218	\$1,321,000	26-Apr-24
322 ABERDEEN STREET MANIFOLD HEIGHTS VIC 3218	\$1,260,000	18-May-24
197 AUTUMN STREET GEELONG WEST VIC 3218	\$1,330,000	14-May-24

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: 12 October 2024



243 AUTUMN STREET MANIFOLD HEIGHTS VIC 3218

 5  2  2

Sold Price

\$1,321,000

Sold Date

26-Apr-24

Distance

0.16km



322 ABERDEEN STREET MANIFOLD HEIGHTS VIC 3218

 4  2  2

Sold Price

\$1,260,000

Sold Date

18-May-24

Distance

0.38km



197 AUTUMN STREET GEELONG WEST VIC 3218

 4  2  2

Sold Price

\$1,330,000

Sold Date

14-May-24

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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