

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

3 LASCELLES AVENUE 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,500

Property type

Unit

Suburb

Manifold Heights

Period-from

01 Nov 2021

to

31 Oct 2022

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

33 GUTHRIE AVENUE NORTH GEELONG VIC 3215	\$900,000	25-Feb-22
7 SAFFRON STREET NEWTOWN VIC 3220	\$900,000	30-Sep-21
4 MANN STREET EAST GEELONG VIC 3219	\$800,000	21-Jul-22

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: 21 November 2022



**33 GUTHRIE AVENUE NORTH
GEELONG VIC 3215**

3 2 1

Sold Price **\$900,000** Sold Date **25-Feb-22**

Distance **1.11km**



**7 SAFFRON STREET NEWTOWN
VIC 3220**

3 2 1

Sold Price Sold Date **30-Sep-21**

Distance **2.82km**



**4 MANN STREET EAST GEELONG
VIC 3219**

3 2 1

Sold Price **\$800,000** Sold Date **21-Jul-22**

Distance **4.66km**

RS = Recent sale

UN = Undisclosed Sale

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