

# RT Edgar

## STATEMENT OF INFORMATION

10 July 2018

### Property offered for sale

265 Autumn Street, Manifold Heights

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$620,000 & \$680,000

### Median sale price

Median price	\$666,000	House	X	Unit	Suburb or locality	Manifold Heights
Period - From	Jan 2017	to	July 2017	Source	REIV	

### Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Manifold Street, Manifold Heights	\$676,000	19/0/2018
2 9 Bostock Avenue, Manifold Heights	\$695,000	05/05/2018
3 4 Noske Street, Newtown	\$669,000	14/05/2018