

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



49 WIMMERA AVENUE, MANIFOLD

3 bedrooms 1 bathroom 1 car

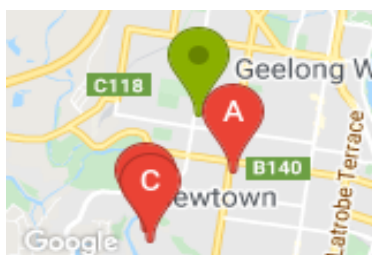
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$730,000 to \$790,000**

Provided by: Ian Stewart, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



MANIFOLD HEIGHTS, VIC, 3218

Suburb Median Sale Price (House)

\$773,500

01 October 2020 to 31 December 2020

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



183 SKENE ST, NEWTOWN, VIC 3220

3 bedrooms 1 bathroom 2 cars

Sale Price

***\$780,000**

Sale Date: 05/12/2020

Distance from Property: 919m



99 CAMDEN RD, NEWTOWN, VIC 3220

3 bedrooms 1 bathroom 1 car

Sale Price

\$790,000

Sale Date: 30/10/2020

Distance from Property: 1.8km



32 CRAIGIE RD, NEWTOWN, VIC 3220

3 bedrooms 1 bathroom 1 car

Sale Price

\$755,000

Sale Date: 25/07/2020

Distance from Property: 1.9km



This report has been compiled on 22/01/2021 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

49 WIMMERA AVENUE, MANIFOLD HEIGHTS, VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$730,000 to \$790,000

Median sale price

Median price

\$773,500

Property type

House

Suburb

MANIFOLD
HEIGHTS

Period

01 October 2020 to 31 December
2020

Source

pricfinder

Comparable property sales

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

183 SKENE ST, NEWTOWN, VIC 3220	*\$780,000	05/12/2020
99 CAMDEN RD, NEWTOWN, VIC 3220	\$790,000	30/10/2020
32 CRAIGIE RD, NEWTOWN, VIC 3220	\$755,000	25/07/2020

This Statement of Information was prepared on:

22/01/2021