



Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Evelyn Street, MANIFOLD HEIGHTS 3218

Indicative selling price

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

Single price \$500,000

Median sale price

Median **House** for **MANIFOLD HEIGHTS** for period **Feb 2019 - Apr 2019**

Sourced from realestate.com.

\$700,015

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 the most comparable to the property for sale.

1 Lascelles Avenue,
Manifold Heights 3218

Price **\$540,000** Sold 20
March 2018

5 Lascelles Avenue,
Manifold Heights 3218

Price **\$536,000** Sold 17
March 2018

179 Church Street,
Manifold Heights 3218

Price **\$510,000** Sold 16
December 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.

GJ McDonald & Co Real Estate

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