# **VILLAROS** REAL ESTATE

### **STATEMENT OF INFORMATION**

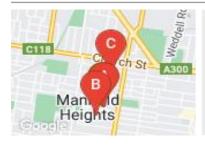
Section 47AF of the Estate Agents Act 1980



ange: **φ499,000** 

Provided by: Hannah Smoorenburg, Villarosa Real Estate

## **MEDIAN SALE PRICE**



# **MANIFOLD HEIGHTS, VIC, 3218**

Suburb Median Sale Price (Unit)

\$500,000

01 July 2021 to 30 June 2022

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.



### 2/15 BOSTOCK AVE, MANIFOLD HEIGHTS, VIC 🖳 2 🕒 1 **a**1 **Sale Price** \$515,000 Sale Date: 08/04/2022 Distance from Property: 22m 22 ROXBY ST, MANIFOLD HEIGHTS, VIC 3218 四 2 **\_** æ -**Sale Price** \$492,500 Sale Date: 19/05/2022 Distance from Property: 149m 6/17 LASCELLES AVE, MANIFOLD HEIGHTS, **2** ھ 1 Æ 2 **Sale Price** \$500.000 Sale Date: 28/04/2022

Distance from Property: 466m

This report has been compiled on 03/08/2022 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2022 - 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

**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

4/15 BOSTOCK AVENUE, MANIFOLD HEIGHTS, VIC 3218

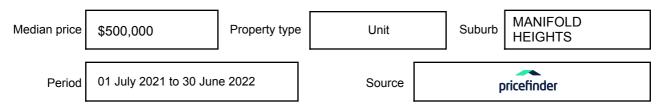
### Indicative selling price

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

Price Range:

\$499,000 to \$539,000

#### Median sale price



#### **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
2/15 BOSTOCK AVE, MANIFOLD HEIGHTS, VIC 3218	\$515,000	08/04/2022
22 ROXBY ST, MANIFOLD HEIGHTS, VIC 3218	\$492,500	19/05/2022
6/17 LASCELLES AVE, MANIFOLD HEIGHTS, VIC 3218	\$500,000	28/04/2022

This Statement of Information was prepared on: 03/

03/08/2022

