

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/197 CHURCH STREET, MANIFOLD

 1  1  1

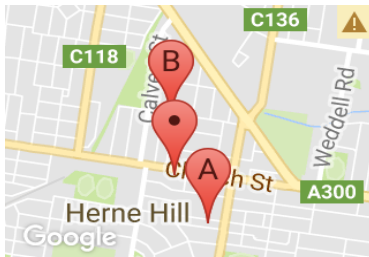
Indicative Selling Price

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

Price Range: \$209,000 to \$229,000

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



MANIFOLD HEIGHTS, VIC, 3218

Suburb Median Sale Price (Unit)

\$317,000

01 April 2017 to 31 March 2018

Provided by: 

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.



2/8 ORR ST, MANIFOLD HEIGHTS, VIC 3218

 1  1  1

Sale Price

\$255,000

Sale Date: 09/12/2017

Distance from Property: 407m



38 PRIDE AVE, HAMLYN HEIGHTS, VIC 3215

 1  1  1

Sale Price

****\$169,000**

Sale Date: 14/11/2017

Distance from Property: 249m



11/38 PRIDE AVE, HAMLYN HEIGHTS, VIC 3215

 1  1  1

Sale Price

\$169,000

Sale Date: 14/11/2017

Distance from Property: 432m



This report has been compiled on 20/04/2018 by Roncon Real Estate. Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

5/197 CHURCH STREET, MANIFOLD HEIGHTS, VIC 3218

Indicative selling price

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

Price Range:

\$209,000 to \$229,000

Median sale price

Median price

\$317,000

House

Unit

X


Suburb

MANIFOLD HEIGHTS

Period

01 April 2017 to 31 March 2018

Source



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
2/8 ORR ST, MANIFOLD HEIGHTS, VIC 3218	\$255,000	09/12/2017
38 PRIDE AVE, HAMLYN HEIGHTS, VIC 3215	**\$169,000	14/11/2017
11/38 PRIDE AVE, HAMLYN HEIGHTS, VIC 3215	\$169,000	14/11/2017