

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/197 CHURCH STREET MANIFOLD HEIGHTS VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,500

Property type

Unit

Suburb

Manifold Heights

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

5/15 ADDIS STREET GEELONG WEST VIC 3218	\$305,000	01-Jul-24
3/15 ADDIS STREET GEELONG WEST VIC 3218	\$309,000	28-Feb-24
2/10 BECKLEY STREET HERNE HILL VIC 3218	\$295,000	16-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 August 2024

**5/15 ADDIS STREET GEELONG
WEST VIC 3218**

1 1 1

Sold Price

^{RS}**\$305,000**

Sold Date

01-Jul-24

Distance

1.61km**3/15 ADDIS STREET GEELONG
WEST VIC 3218**

1 1 1

Sold Price

\$309,000

Sold Date

28-Feb-24

Distance

1.61km**2/10 BECKLEY STREET HERNE
HILL VIC 3218**

1 1 1

Sold Price

\$295,000

Sold Date

16-Mar-24

Distance

1.48km**RS** = Recent sale**UN** = Undisclosed Sale

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