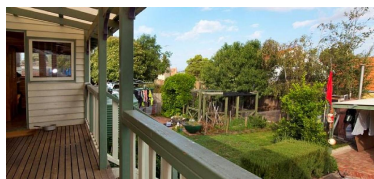




## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



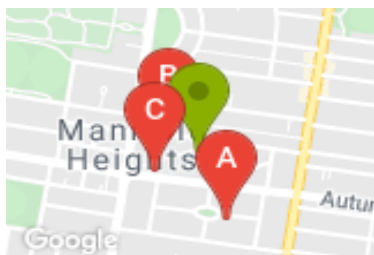
**3 MALVERN GROVE, MANIFOLD HEIGHTS,**  4  2  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$800,000 to \$850,000**

## MEDIAN SALE PRICE



**MANIFOLD HEIGHTS, VIC, 3218**

Suburb Median Sale Price (House)

**\$712,000**

01 October 2018 to 30 September 2019

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.



**13 GIRTON CRES, MANIFOLD HEIGHTS, VIC**

 3  1  1

Sale Price

**\*\$840,000**

Sale Date: 26/10/2019

Distance from Property: 255m



**41 WIMMERA AVE, MANIFOLD HEIGHTS, VIC**

 4  2  2

Sale Price

**\$840,000**

Sale Date: 05/02/2019

Distance from Property: 106m



**288 AUTUMN ST, MANIFOLD HEIGHTS, VIC**

 3  2  1

Sale Price

**\$790,000**

Sale Date: 29/01/2019

Distance from Property: 154m



This report has been compiled on 29/10/2019 by H F Richardson & Co Real Estate - Newtown. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://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](http://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

3 MALVERN GROVE, MANIFOLD HEIGHTS, VIC 3218

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$800,000 to \$850,000

### Median sale price

Median price

\$712,000

Property type

House

Suburb

MANIFOLD  
HEIGHTS

Period

01 October 2018 to 30 September  
2019

Source

pricefinder

### 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

13 GIRTON CRES, MANIFOLD HEIGHTS, VIC 3218	*\$840,000	26/10/2019
41 WIMMERA AVE, MANIFOLD HEIGHTS, VIC 3218	\$840,000	05/02/2019
288 AUTUMN ST, MANIFOLD HEIGHTS, VIC 3218	\$790,000	29/01/2019

This Statement of Information was prepared on:

29/10/2019