

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3/27 Lascelles Ave,  
MANIFOLD HEIGHTS 3218**

### Indicative selling price

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

**Range \$499,000 - \$548,000**

### Median sale price

Median **Unit** for **MANIFOLD HEIGHTS** for period **Jun 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$337,000**

### 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.

**1/48 Vines Road,**  
Hamlyn Heights 3215

**Price \$518,000** Sold 18  
October 2019

**2/21 Toyne Ave,**  
Hamlyn Heights 3215

**Price \$523,500** Sold 16  
October 2019

**2/28 Willana Ave,**  
Hamlyn Heights 3215

**Price \$527,500** Sold 13  
September 2019

This Statement of Information was prepared on 30th Oct 2019

### 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 Pricefinder.

Unit

  
3 beds

  
2 baths

  
2 parking

**Stockdale & Leggo Sth  
Barwon**

169A High Street,  
Belmont VIC 3216

### Contact agents



**Laura Berry**  
Stockdale & Leggo

03 5241 1888  
0401 609 904

[lberry@stockdaleleggo.com.au](mailto:lberry@stockdaleleggo.com.au)

**Stockdale  
& Leggo**