



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 11 Malvern Grove, 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 \$500,000 - \$550,000**

### Median sale price

Median **House** for **MANIFOLD HEIGHTS** for period **Apr 2017 - Mar 2018**  
Sourced from **Pricefinder**.

**\$740,000**

### 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.

**11 Manifold Street,**  
Manifold Heights 3218

**Price \$626,000** Sold 15  
December 2017

**6 Central Avenue,**  
Manifold Heights 3218

**Price \$651,000** Sold 31  
October 2017

**22 Malvern Grove,**  
Manifold Heights 3218

**Price \$665,000** Sold 09  
December 2017

### 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.

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents



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