

# 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 1 Purrumbete Avenue, 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)

Single price  or range between \$795,000 & \$855,000

### Median sale price

Median price \$1,187,500 Property type House Suburb MANIFOLD HEIGHTS  
Period - From 09/11/2022 to 08/11/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 245 Autumn Street Manifold Heights Vic 3218	\$850,000	2022-05-14
2 24 Minerva Road Manifold Heights Vic 3218	\$835,000	2022-07-22
3 6 Belcher Street Hamlyn Heights Vic 3215	\$800,000	2023-07-24

This Statement of Information was prepared on: 09/11/2023

