

STATEMENT OF INFORMATION

18 LASCELLES AVENUE, MANIFOLD HEIGHTS, VIC 3218

PREPARED BY GINA POPOWICZ, PRIME REAL ESTATE, PHONE: 0418 594 442

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 LASCELLES AVENUE, MANIFOLD

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$730,000 to \$780,000**

Provided by: Gina Popowicz, Prime Real Estate

MEDIAN SALE PRICE



MANIFOLD HEIGHTS, VIC, 3218

Suburb Median Sale Price (House)

\$1,175,000

01 October 2022 to 30 September 2023

Provided by: pricefinder

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.



195 SHANNON AVE, MANIFOLD HEIGHTS, VIC

3 1 2

Sale Price

\$760,000

Sale Date: 10/08/2023

Distance from Property: 1.1km



34 AVON ST, GEELONG WEST, VIC 3218

3 1 2

Sale Price

***\$775,000**

Sale Date: 07/07/2023

Distance from Property: 977m



85 WARATAH ST, GEELONG WEST, VIC 3218

2 1 -

Sale Price

\$740,000

Sale Date: 03/04/2023

Distance from Property: 689m



This report has been compiled on 29/11/2023 by Prime Real Estate. Property Data Solutions Pty Ltd 2023 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

18 LASCELLES AVENUE, MANIFOLD HEIGHTS, VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$730,000 to \$780,000


Median sale price

Median price: \$1,175,000

Property type: House

Suburb: MANIFOLD HEIGHTS

Period: 01 October 2022 to 30 September 2023

Source: 

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
195 SHANNON AVE, MANIFOLD HEIGHTS, VIC 3218	\$760,000	10/08/2023
34 AVON ST, GEELONG WEST, VIC 3218	*\$775,000	07/07/2023
85 WARATAH ST, GEELONG WEST, VIC 3218	\$740,000	03/04/2023

This Statement of Information was prepared on: 29/11/2023