

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 24 Lascelles Avenue, Manifold Heights, VIC 3218

Indicative selling price

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

Single price or range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,187,500 Property type House Suburb MANIFOLD HEIGHTS
Period - From 26/09/2022 to 25/09/2023 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 | 15 Narmbool Street Manifold Heights Vic 3218 | \$1,095,000 | 2023-07-30 |
| 2 | 17 John Street Geelong West Vic 3218 | \$1,030,000 | 2023-09-09 |
| 3 | 103 Church Street Geelong West Vic 3218 | \$1,090,000 | 2023-02-28 |

This Statement of Information was prepared on: 26/09/2023

