

# 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

243 Autumn Street, 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,072,500

Property type

House

Suburb

MANIFOLD HEIGHTS

Period - From

13/03/2023

to

12/03/2024

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	38 Wimmera Avenue Manifold Heights Vic 3218	\$1,175,000	2023-03-22
2	11 Airey Avenue Manifold Heights Vic 3218	\$1,150,000	2023-04-01
3	173 Shannon Avenue Manifold Heights Vic 3218	\$1,200,000	2024-02-06

This Statement of Information was prepared on:

13/03/2024

