

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 5 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 \$670,000 & \$720,000

Median sale price

Median price \$1,187,500 Property type House Suburb MANIFOLD HEIGHTS
Period - From 05/12/2022 to 04/12/2023 Source core_logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
1 No Comparable 2 Bedroom Properties On This Land Size In Manifold Heights		
2		
3		

This Statement of Information was prepared on: 05/12/2023

