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## 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

4/45 Shannon Avenue Manifold Heights VIC 3218

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$338,000

Property type

Unit

Suburb

Manifold Heights

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

1/156 Church Street Hamlyn Heights VIC 3215	\$500,000	15-Dec-18
2/21 Toyne Avenue Hamlyn Heights VIC 3215	\$523,500	10-Oct-19
3/151-153 Hope Street Geelong West VIC 3218	\$706,000	28-Apr-18

OR

**B\*** 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 18 months.

This Statement of Information was prepared on: 23 January 2020



**1/156 Church Street Hamlyn Heights VIC 3215** Sold Price **\$500,000** Sold Date **15-Dec-18**

3 2 2

Distance **0.15km**



**2/21 Toyne Avenue Hamlyn Heights VIC 3215** Sold Price **\$523,500** Sold Date **10-Oct-19**

3 2 2

Distance **0.41km**



**3/151-153 Hope Street Geelong West VIC 3218** Sold Price **\$706,000** Sold Date **28-Apr-18**

3 2 2

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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