

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 12 Minerva Road Manifold Heights

Indicative selling price

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

Range between: \$520,000 & \$570,000

Median sale price

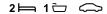
Median price: \$740,000 House Suburb: Manifold Heights Period - From: 01/06/2016 to 30/06/2017 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



111 Minerva Rd HERNE HILL Sold by Auction \$531,000 Date Sold Jul 2017 Land 806 SqM





17 Sheridan St HAMLYN HEIGHTS Sold by Auction \$582,000 Date Sold Jun 2017 Land 811 SqM

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8 Glamis St NEWTOWN

Proudly situated on a great sized block of 750m2 (approx.), this handsome brick home invites an abundance of opportunities

Sold by Private Sale \$580,000 Date Sold Dec 2016 Land 750 SqM