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	33 Roxby Street, Manifold Heights, VIC 3218

Indicative selling price

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

Single price		or range between	$1,650,000	&	$1,750,000

Median sale price

Median price	$ 1,087,500	Property type	House	Suburb	MANIFOLD HEIGHTS
Period - From	05/04/2022	to	04/04/2023	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	14 Sylvan Court Newtown Vic 3220	$1,650,000	2022-11-05
2	31 Girton Crescent Manifold Heights Vic 3218	$1,706,000	2022-08-06
3	131 Aberdeen Street Newtown Vic 3220	$1,625,000	2022-11-19

This Statement of Information was prepared on: 05/04/2023

CONSUMER AFFAIRS VICTORIA