Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4/15 Bostock Avenue, Manifold Heights Vic 3218
Including suburb or	
locality and postcode	

Indicative selling price

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

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Median sale price

Median price	\$400,000	Pro	perty Type	Unit		Suburb	Manifold Heights
Period - From	30/06/2024	to	29/06/2025		Source	Property	v Data

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

1	3/92 Aphrasia St NEWTOWN 3220	\$480,000	09/02/2025
2	3/282 Church St HAMLYN HEIGHTS 3215	\$485,200	19/07/2024
3	2/162 Autumn St GEELONG WEST 3218	\$490,000	05/04/2024

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:	30/06/2025 12:40



Date of sale



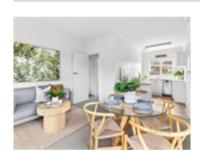




Property Type: Divorce/Estate/Family Transfers **Agent Comments**

Indicative Selling Price \$479,000 - \$499,000 **Median Unit Price** 30/06/2024 - 29/06/2025: \$400,000

Comparable Properties



3/92 Aphrasia St NEWTOWN 3220 (REI/VG)

Price: \$480,000





Method: Private Sale Date: 09/02/2025 Property Type: Unit

Land Size: 152 sqm approx

Agent Comments

3/282 Church St HAMLYN HEIGHTS 3215 (VG)





Agent Comments

Price: \$485,200 Method: Sale Date: 19/07/2024

Property Type: Flat/Unit/Apartment (Res)



2/162 Autumn St GEELONG WEST 3218 (REI/VG)





Price: \$490,000 Method: Private Sale Date: 05/04/2024 Property Type: Unit Land Size: 93 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 5222 7325





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