

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

91 Shannon Avenue, Manifold Heights

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 and \$660,000

### Median sale price

Median Price \$780,000 Suburb or locality Manifold Heights Property Type House

Period From April 2019 to June 2019 Source REIV

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Leopold estate agents and Andrew Biggs consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6A Lascelles Avenue, Manifold Heights	\$632,000	15/05/2019
130 Minerva Road, Manifold Heights	\$660,000	14/05/2019
4 Evelyn Street, Manifold Heights	\$638,000	04/05/2019