



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 Fisher St,  
MANNS BEACH 3971

House



2 beds



1 baths

### Indicative selling price

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

**Single price \$340,000**

### Median sale price

Median **House** for **MANNS BEACH** for period **Jan 2016 - Mar 2017**

Sourced from **PriceFinder**.

**\$155,000**

### Comparable property sales

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 the most comparable to the property for sale.

**31 FISHER ST,**  
Manns Beach 3971

Price **\$180,000** Sold 31  
March 2017

**35 Manns Beeach Rd,**  
Manns Beach 3971

Price **\$155,000** Sold 19 April  
2016

**15 David St,**  
Manns Beach 3971

Price **\$204,000** Sold 18  
January 2016

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

### Contact agents



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