

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Fisher St, MANNS BEACH 3971

House



2 beds



1 baths



0 parking

### 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

### Contact agents

 **Greg Tuckett**  
Elders

03 5182 6600

0428 826 600

[greg@eldersyarram.com.au](mailto:greg@eldersyarram.com.au)



**Elders Real Estate Yarram**

266 Commercial Road,  
Yarram VIC 3971

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.