

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 SUGARLEA STREET MANOR LAKES VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 HAZELNUT ROAD MANOR LAKES VIC 3024	\$770,000	16-Oct-24
6 ELTHAM PARADE MANOR LAKES VIC 3024	\$755,000	24-Aug-24
91 RONDO DRIVE MANOR LAKES VIC 3024	\$760,000	08-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 January 2025



4 HAZELNUT ROAD MANOR LAKES VIC 3024

 4  2  2

Sold Price **\$770,000** Sold Date **16-Oct-24**

Distance **0.42km**



6 ELTHAM PARADE MANOR LAKES VIC 3024

 4  2  2

Sold Price **\$755,000** Sold Date **24-Aug-24**

Distance **0.61km**



91 RONDO DRIVE MANOR LAKES VIC 3024

 4  2  2

Sold Price **\$760,000** Sold Date **08-Oct-24**

Distance **2.13km**

RS = Recent sale

UN = Undisclosed Sale

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