

## 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

4 MANIFERA CLOSE MANOR LAKES VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Sep 2022

to

31 Aug 2023

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 RADIATA CLOSE MANOR LAKES VIC 3024	\$640,000	14-Apr-23
20 BARCOO STREET MANOR LAKES VIC 3024	\$680,000	01-Sep-23
18 SILVER GUM STREET MANOR LAKES VIC 3024	\$650,000	25-Aug-23

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: 11 September 2023



## 4 RADIATA CLOSE MANOR LAKES VIC 3024

Sold Price

**\$640,000**

Sold Date

**14-Apr-23**



3



2



2

Distance

**0.13km**



## 20 BARCOO STREET MANOR LAKES VIC 3024

Sold Price

<sup>RS</sup>

**\$680,000**

Sold Date

**01-Sep-23**



5



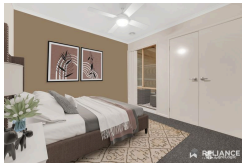
2



2

Distance

**0.24km**



## 18 SILVER GUM STREET MANOR LAKES VIC 3024

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**25-Aug-23**



3



2



2

Distance

**0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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