

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 ELLENBOROUGH CRESCENT 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

\$639,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,161

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2021

to

28 Feb 2022

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

1 MACKAY ROAD MANOR LAKES VIC 3024	\$635,000	13-Dec-21
42 HOWQUA WAY MANOR LAKES VIC 3024	\$665,000	26-Feb-22
3 CALDEN STREET MANOR LAKES VIC 3024	\$675,000	24-Jan-22

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: 10 March 2022



**1 MACKAY ROAD MANOR LAKES
VIC 3024**

 3  2  2

Sold Price

\$635,000

Sold Date

13-Dec-21

Distance

0.03km



**42 HOWQUA WAY MANOR LAKES
VIC 3024**

 3  2  2

Sold Price

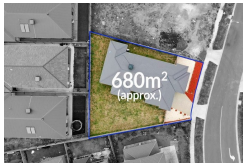
^{RS} **\$665,000**

Sold Date

26-Feb-22

Distance

0.59km



**3 CALDEN STREET MANOR LAKES
VIC 3024**

 4  2  2

Sold Price

\$675,000

Sold Date

24-Jan-22

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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