



STATEMENT OF INFORMATION

34 BONHAMS CIRCUIT, MANOR LAKES, VIC-3024

PREPARED BY LUXURY REAL ESTATE AGENTS



Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for

Property offered for

Address
Including suburb and

34 BONHAMS CIRCUIT, MANOR LAKES, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$410,000 to \$430,000

Median sale price

Median price \$350,000

Property type

Vacant Land

Suburb

MANOR LAKES

Period 01 July 2023 to 30 June 2024

Source

pricfinder

Comparable property sales

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

Address of comparable

Price

Date of sale

42 DULCIS ST, MANOR LAKES, VIC 3024	\$452,000	25/01/2024
14 TECOMA ST, MANOR LAKES, VIC 3024	\$407,000	02/03/2024
15 LYNWOOD ST, MANOR LAKES, VIC 3024	\$447,000	06/06/2024

This Statement of Information was prepared

28/07/2024