

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

9 Ixora 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jul 2020

to

30 Jun 2021

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

3 Keira Circuit Werribee VIC 3030	\$547,000	28-Apr-21
22 Arthurdale Crescent Werribee VIC 3030	\$544,900	20-Jul-20
16 Arthurdale Crescent Werribee VIC 3030	\$544,900	19-Aug-20

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.~~

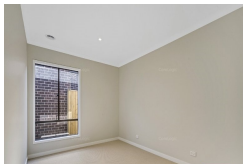
This Statement of Information was prepared on: 08 July 2021



3 Keira Circuit Werribee VIC 3030 Sold Price **\$547,000** Sold Date **28-Apr-21**

3 2 2

Distance **4.17km**



22 Arthurdale Crescent Werribee VIC 3030 Sold Price **\$544,900** Sold Date **20-Jul-20**

3 2 2

Distance **4.92km**



16 Arthurdale Crescent Werribee VIC 3030 Sold Price Sold Date **19-Aug-20**

3 2 2

Distance **4.96km**

RS = Recent sale **UN** = Undisclosed Sale

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