

## 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

27 PRALINE STREET 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

\$779,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Oct 2023

to

30 Sep 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

21 WOOLSPINNER CRESCENT WYNDHAM VALE VIC 3024

\$795,000

04-Sep-24

27 GOLDENEYE CIRCUIT WERRIBEE VIC 3030

\$795,000

09-Aug-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: 21 October 2024

# Mahesh Krishna

LICENSED ESTATE AGENT

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## 21 WOOLSPINNER CRESCENT WYNDHAM VALE VIC 3024

 5  3  2

Sold Price

<sup>RS</sup>

**\$795,000**

Sold Date

**04-Sep-24**

Distance

**2km**



## 27 GOLDENEYE CIRCUIT WERRIBEE VIC 3030

 4  2  2

Sold Price

<sup>RS</sup>

**\$795,000**

<sup>UN</sup>

Sold Date

**09-Aug-24**

Distance

**4.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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