

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

7 LIMEWOOD STREET 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2021

to

31 Jul 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

20 NUTMEG PARADE MANOR LAKES VIC 3024	\$725,000	27-Jul-22
4 DUTCH AVENUE MANOR LAKES VIC 3024	\$698,000	15-Aug-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: 18 August 2022



**20 NUTMEG PARADE MANOR
LAKES VIC 3024**

 4  2  2

Sold Price

^{RS}

\$725,000

Sold Date

27-Jul-22

Distance

0.44km



**4 DUTCH AVENUE MANOR LAKES
VIC 3024**

 4  2  2

Sold Price

^{RS}

\$698,000

Sold Date

15-Aug-22

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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