

## 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 CLARENCE 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

\$680,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Feb 2024

to

31 Jan 2025

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 13 CLARENCE STREET MANOR LAKES VIC 3024   | \$690,000 | 09-Oct-24 |
| 4 BOLD MEWS MANOR LAKES VIC 3024          | \$800,000 | 31-Aug-24 |
| 15 STRINGYBARK CLOSE MANOR LAKES VIC 3024 | \$670,000 | 20-Dec-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: 16 February 2025



## 13 CLARENCE STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

**\$690,000**

Sold Date

**09-Oct-24**

Distance

**0.15km**



## 4 BOLD MEWS MANOR LAKES VIC 3024

 4  2  2

Sold Price

**\$800,000**

Sold Date

**31-Aug-24**

Distance

**0.27km**



## 15 STRINGYBARK CLOSE MANOR LAKES VIC 3024

 4  2  2

Sold Price

**\$670,000**

Sold Date

**20-Dec-24**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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