

## 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

17 SWISS WAY 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

\$670,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 12 HONEYBLOSSOM STREET MANOR LAKES VIC 3024 | \$650,000 | 23-Jun-23 |
| 14 ALLSPICE STREET MANOR LAKES VIC 3024     | \$680,500 | 30-May-23 |
| 5 STRUDEL ROAD MANOR LAKES VIC 3024         | \$692,000 | 13-May-23 |

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: 25 July 2023

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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## 12 HONEYBLOSSOM STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

<sup>RS</sup> \$650,000 Sold Date 23-Jun-23

Distance 0.42km



## 14 ALLSPICE STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

\$680,500 Sold Date 30-May-23

Distance 0.56km



## 5 STRUDEL ROAD MANOR LAKES VIC 3024

3 2 2

Sold Price

\$692,000 Sold Date 13-May-23

Distance 1.24km

RS = Recent sale

UN = Undisclosed Sale

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