

# 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

40 Eureka Drive, Manor Lakes Vic 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000

&

\$730,000

### Median sale price

Median price \$658,000

Property Type House

Suburb Manor Lakes

Period - From 01/10/2022

to 31/12/2022

Source REIV

### 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 six 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 |
|---|---------------------------------|-----------|--------------|
| 1 | 17 Minindee Rd MANOR LAKES 3024 | \$715,000 | 03/03/2023   |
| 2 | 9 Heathcote Rd MANOR LAKES 3024 | \$700,000 | 24/02/2023   |
| 3 | 9 Calico Ct WYNDHAM VALE 3024   | \$700,000 | 01/03/2023   |

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 six months.~~

This Statement of Information was prepared on:

10/03/2023 10:31

40 Eureka Drive, Manor Lakes Vic 3024



4 2 2

**Property Type:** House (New - Detached)

**Land Size:** 512 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$670,000 - \$730,000

**Median House Price**

December quarter 2022: \$658,000

## Comparable Properties



**17 Minindee Rd MANOR LAKES 3024 (REI)**

**Agent Comments**

4 2 2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 03/03/2023

**Property Type:** House

**Land Size:** 587 sqm approx



**9 Heathcote Rd MANOR LAKES 3024 (REI)**

**Agent Comments**

4 2 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 24/02/2023

**Property Type:** House

**Land Size:** 576 sqm approx



**9 Calico Ct WYNDHAM VALE 3024 (REI)**

**Agent Comments**

4 2 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 01/03/2023

**Property Type:** House

**Land Size:** 474 sqm approx

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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