

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

14 IXORA CRESCENT 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Apr 2023

to

31 Mar 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

8 ORVALIA ROAD MANOR LAKES VIC 3024	\$520,000	06-Sep-23
26 URALLA STREET MANOR LAKES VIC 3024	\$535,000	09-Mar-23
28 MINIATA WAY MANOR LAKES VIC 3024	\$545,000	11-Jan-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: 20 April 2024



**8 ORVALIA ROAD MANOR LAKES
VIC 3024**

 3  2  2

Sold Price

\$520,000

Sold Date **06-Sep-23**

Distance **0.08km**



**26 URALLA STREET MANOR
LAKES VIC 3024**

 3  2  1

Sold Price

\$535,000

Sold Date **09-Mar-23**

Distance **0.1km**



**28 MINIATA WAY MANOR LAKES
VIC 3024**

 4  2  2

Sold Price

\$545,000

Sold Date **11-Jan-24**

Distance **0.11km**



7 Swiss Way, Manor Lakes
Please note that this QR code is registered with the RP Data Pty Ltd

**7 SWISS WAY MANOR LAKES VIC
3024**

 4  2  -

Sold Price

\$555,000

Sold Date **23-Aug-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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