

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

13 Goodenia Avenue 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Dec 2019

to

30 Nov 2020

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

17 Heathcote Road Manor Lakes VIC 3024	\$572,000	27-Apr-20
11 Gembrook Street Manor Lakes VIC 3024	\$554,000	03-Sep-20
11 Yarraman Road Manor Lakes VIC 3024	\$556,500	04-Aug-20

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 December 2020



17 Heathcote Road Manor Lakes VIC 3024

Sold Price \$572,000 Sold Date 27-Apr-20

4 2 2

Distance **0.28km**



11 Gembrook Street Manor Lakes VIC 3024

Sold Price

\$554,000 Sold Date 03-Sep-20

4 2 2

Distance **0.56km**



11 Yarraman Road Manor Lakes VIC 3024

Sold Price \$556,500 Sold Date 04-Aug-20

4 2 2

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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