

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

5 BLOWERING STREET 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

650,000

&

690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2022

to

31 Jul 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

6 GROVEDALE WAY MANOR LAKES VIC 3024	\$690,000	14-Feb-23
19 DAWSON CRESCENT MANOR LAKES VIC 3024	\$660,000	25-Jan-23
6 YARRAMAN ROAD MANOR LAKES VIC 3024	\$672,000	19-Jan-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: 10 August 2023



6 GROVEDALE WAY MANOR LAKES VIC 3024

 4
  2
  2

Sold Price **\$690,000** Sold Date **14-Feb-23**

Distance **0.57km**



19 DAWSON CRESCENT MANOR LAKES VIC 3024

 4
  2
  2

Sold Price **\$660,000** Sold Date **25-Jan-23**

Distance **0.86km**



6 YARRAMAN ROAD MANOR LAKES VIC 3024

 4
  2
  2

Sold Price **\$672,000** Sold Date **19-Jan-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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