

## 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

26 DUTCH AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Dec 2023

to

30 Nov 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

4 HAZELNUT ROAD MANOR LAKES VIC 3024	\$770,000	16-Oct-24
6 MASTERS CRESCENT MAMBOURIN VIC 3024	\$770,000	12-Sep-24
413 BLACK FOREST ROAD WERRIBEE VIC 3030	\$785,000	05-Jun-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: 03 December 2024

# Mahesh Krishna

LICENSED ESTATE AGENT

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## 4 HAZELNUT ROAD MANOR LAKES VIC 3024

 4  2  2

Sold Price **\$770,000** Sold Date **16-Oct-24**

Distance **0.14km**



## 6 MASTERS CRESCENT MAMBOURIN VIC 3024

 4  2  -

Sold Price Sold Date **12-Sep-24**

Distance **1.96km**



## 413 BLACK FOREST ROAD WERRIBEE VIC 3030

 4  3  2

Sold Price **\$785,000** Sold Date **05-Jun-24**

Distance **3.6km**

RS = Recent sale

UN = Undisclosed Sale

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