

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

8 Yass Court 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Oct 2020

to

30 Sep 2021

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

9 Darling Place Manor Lakes VIC 3024	\$600,000	22-May-21
13 Barcoo Street Manor Lakes VIC 3024	\$600,000	21-Sep-21
17 Melliodora Court Manor Lakes VIC 3024	\$612,000	09-Jul-21

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: 18 October 2021


9 Darling Place Manor Lakes VIC 3024

3 2 2

Sold Price

\$600,000

Sold Date

22-May-21

Distance

0.29km

13 Barcoo Street Manor Lakes VIC 3024

4 2 2

Sold Price

^{RS} **\$600,000**

Sold Date

21-Sep-21

Distance

0.48km

17 Melliadora Court Manor Lakes VIC 3024

3 2 2

Sold Price

\$612,000

Sold Date

09-Jul-21

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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