

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 MALT DRIVE 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

\$740,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2023

to

31 Oct 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

6 ELTHAM PARADE MANOR LAKES VIC 3024	\$755,000	24-Aug-24
91 RONDO DRIVE MANOR LAKES VIC 3024	\$760,000	23-Oct-24
21 WEAVERS STREET MANOR LAKES VIC 3024	\$744,000	20-May-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: 11 November 2024

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

M 0417 418 117

E mahesh.krishna@eview.com.au



6 ELTHAM PARADE MANOR LAKES VIC 3024 Sold Price **\$755,000** Sold Date **24-Aug-24**

4 2 2

Distance **1.5km**



91 RONDO DRIVE MANOR LAKES VIC 3024 Sold Price ^{RS} **\$760,000** Sold Date **23-Oct-24**

4 2 2

Distance **2.15km**



21 WEAVERS STREET MANOR LAKES VIC 3024 Sold Price **\$744,000** Sold Date **20-May-24**

4 2 2

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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