

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

6 NESS MEWS 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

\$678,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2022

to

31 Oct 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

1 DALRYMPLE BOULEVARD MANOR LAKES VIC 3024	\$805,000	03-Jul-23
15 ARROWHEAD STREET MANOR LAKES VIC 3024	\$750,000	25-Oct-23
13 MICHIGAN CRESCENT MANOR LAKES VIC 3024	\$802,000	12-Nov-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: 16 November 2023


**1 DALRYMPLE BOULEVARD
MANOR LAKES VIC 3024**
 4  2  2

 Sold Price **\$805,000** Sold Date **03-Jul-23**

 Distance **0.73km**

**15 ARROWHEAD STREET MANOR
LAKES VIC 3024**
 5  3  6

 Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **25-Oct-23**

 Distance **0.49km**

**13 MICHIGAN CRESCENT MANOR
LAKES VIC 3024**
 5  3  2

 Sold Price ^{RS} **\$802,000** Sold Date **12-Nov-23**

 Distance **0.38km**
RS = Recent sale

UN = Undisclosed Sale

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