

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

1 MACKAY ROAD 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jun 2023

to

31 May 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

5 MACKAY ROAD MANOR LAKES VIC 3024	\$660,000	26-Sep-23
2 AMADEUS STREET MANOR LAKES VIC 3024	\$615,000	29-Jan-24
10 DARLING PLACE MANOR LAKES VIC 3024	\$625,000	26-Apr-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 June 2024

Mahesh Krishna

LICENSED ESTATE AGENT

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5 MACKAY ROAD MANOR LAKES VIC 3024

 4  2  2

Sold Price

\$660,000

Sold Date

26-Sep-23

Distance

0.03km



2 AMADEUS STREET MANOR LAKES VIC 3024

 3  2  2

Sold Price

\$615,000

Sold Date

29-Jan-24

Distance

0.06km



10 DARLING PLACE MANOR LAKES VIC 3024

 3  2  2

Sold Price

^{RS} **\$625,000**

Sold Date

26-Apr-24

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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