

## 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 MEDLAR AVENUE MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$729,000

&

\$769,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Sep 2023

to

31 Aug 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 12 ALLSPICE STREET MANOR LAKES VIC 3024 | \$755,000 | 15-Apr-24 |
| 54 SMILE CRESCENT WYNDHAM VALE VIC 3024 | \$750,000 | 04-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: 20 September 2024



Abbas Nayani  
P 0478775906  
M 0478775906  
E anayani@localexpertz.com.au



**12 ALLSPICE STREET MANOR  
LAKES VIC 3024**

4 2 2

Sold Price **\$755,000** Sold Date **15-Apr-24**

Distance **1.36km**



**54 SMILE CRESCENT WYNDHAM  
VALE VIC 3024**

4 2 1

Sold Price **\$750,000** Sold Date **04-May-24**

Distance **1.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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