

## 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

18 PASTILLE ROAD 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

\$649,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2023

to

31 Jul 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

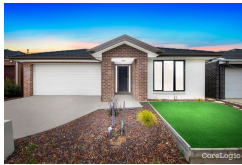
Date of sale

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 11 BLACKBERRY STREET MANOR LAKES VIC 3024 | \$660,000 | 04-Mar-24 |
| 26 HOLYOAKE PARADE MANOR LAKES VIC 3024   | \$690,000 | 05-Apr-24 |
| 17 PRALINE STREET MANOR LAKES VIC 3024    | \$680,000 | 30-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: 08 August 2024



## 11 BLACKBERRY STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

**\$660,000**

Sold Date

**04-Mar-24**

Distance

**0.09km**



## 26 HOLYOAKE PARADE MANOR LAKES VIC 3024

 4  2  2

Sold Price

**\$690,000**

Sold Date

**05-Apr-24**

Distance

**0.38km**



## 17 PRALINE STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**30-May-24**

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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