

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

12 Cranberry Crescent, Manor Lakes Vic 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$700,000

&

\$730,000

Median sale price

Median price

\$590,000

Property type

House

Suburb

Manor Lakes

Period - From

01/12/2020

to

30/11/2021

Source

Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 20 Congregation Cct WYNDHAM VALE 3024	\$730,000	21/06/2021
2 28 Cherrywood Ave MANOR LAKES 3024	\$715,000	23/11/2021
3 80 Smile Cr WYNDHAM VALE 3024	\$702,000	23/11/2021

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 six months.~~

This Statement of Information was prepared on:

16/12/2021 09:00