

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 MAYESBROOK 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

\$485,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,375

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 ELTHAM PARADE MANOR LAKES VIC 3024	\$520,000	02-Nov-20
39 KINGLAKE DRIVE MANOR LAKES VIC 3024	\$540,000	26-Feb-21
13 PIERBROOK AVENUE MANOR LAKES VIC 3024	\$531,000	23-Dec-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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RELIANCE

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10 ELTHAM PARADE MANOR LAKES VIC 3024

4 2 2

Sold Price **\$520,000** Sold Date **02-Nov-20**

Distance **0.3km**



39 KINGLAKE DRIVE MANOR LAKES VIC 3024

3 2 2

Sold Price ^{RS} **\$540,000** Sold Date **26-Feb-21**

Distance **0.2km**



13 PIERBROOK AVENUE MANOR LAKES VIC 3024

4 2 2

Sold Price **\$531,000** Sold Date **23-Dec-20**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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