

## 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 Bregman Esplanade Manor Lakes VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$307,500

Property type

Land

Suburb

Manor Lakes

Period-from

01 Apr 2020

to

31 Mar 2021

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

7 Meema Crescent Manor Lakes VIC 3024	\$535,000	19-Nov-20
1 Lambertia Crescent Manor Lakes VIC 3024	\$570,000	18-Jan-21
68 Bregman Esplanade Manor Lakes VIC 3024	\$571,000	11-Feb-21

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: 30 April 2021



**7 Meema Crescent Manor Lakes VIC 3024**

Sold Price

**\$535,000**

Sold Date

**19-Nov-20**

 3

 2

 2

Distance

**0.19km**



**1 Lambertia Crescent Manor Lakes VIC 3024**

Sold Price

**\$570,000**

Sold Date

**18-Jan-21**

 4

 2

 2

Distance

**0.2km**



**68 Bregman Esplanade Manor Lakes VIC 3024**

Sold Price

**\$571,000**

Sold Date

**11-Feb-21**

 3

 2

 2

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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