## 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 (\*Delete single price or range as applicable)

Single Price	or range between	\$540,000	&	\$580,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$307,500	Prop	erty type	type Land		Suburb	Manor Lakes
Period-from	01 Apr 2020	to	31 Mar 2	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





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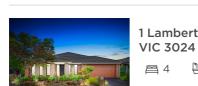
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7 Meema Crescent Manor Lakes VIC Sold Price 3024

\$535,000 Sold Date 19-Nov-20

Distance

0.19km



1 Lambertia Crescent Manor Lakes Sold Price

\$ 2

⇔ 2

**\$570,000** Sold Date

18-Jan-21

Distance

0.2km



68 Bregman Esplanade Manor Lakes VIC 3024

⇔ 2

Sold Price

**\$571,000** Sold Date

11-Feb-21

Distance

0.39km

**RS** = Recent sale

UN = Undisclosed Sale

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