

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

4 KUTJERA STREET 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

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Dec 2023

to

30 Nov 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

9 HONEYBLOSSOM STREET MANOR LAKES VIC 3024	\$680,000	26-Sep-24
2 CERADO ROAD WYNDHAM VALE VIC 3024	\$670,000	15-Oct-24
9 SEMOLINA STREET MANOR LAKES VIC 3024	\$690,000	31-Jul-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: 09 December 2024

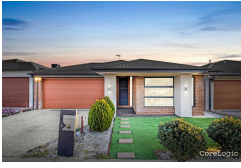
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LICENSED ESTATE AGENT

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9 HONEYBLOSSOM STREET MANOR LAKES VIC 3024

4 2 2

Sold Price **\$680,000** Sold Date **26-Sep-24**

Distance **0.87km**



2 CERADO ROAD WYNDHAM VALE VIC 3024

3 2 2

Sold Price **\$670,000** Sold Date **15-Oct-24**

Distance **2.79km**



9 SEMOLINA STREET MANOR LAKES VIC 3024

4 2 2

Sold Price **\$690,000** Sold Date **31-Jul-24**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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