

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

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

\$356,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Other

Suburb

Manor Lakes

Period-from

01 May 2022

to

30 Apr 2023

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

28 CAMFIELD CRESCENT MAMBOURIN VIC 3024	\$350,000	12-May-23
57 CAMFIELD CRESCENT MAMBOURIN VIC 3024	\$365,000	07-Feb-23
15 BESSIE STREET MAMBOURIN VIC 3024	\$395,000	02-Feb-23

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: 16 May 2023



28 CAMFIELD CRESCENT MAMBOURIN VIC 3024

4 2 -

Sold Price

RS

\$350,000

Sold Date

12-May-23

Distance

0.83km



57 CAMFIELD CRESCENT MAMBOURIN VIC 3024

4 2 -

Sold Price

\$365,000

Sold Date

07-Feb-23

Distance

0.87km



15 BESSIE STREET MAMBOURIN VIC 3024

- - -

Sold Price

\$395,000

Sold Date

02-Feb-23

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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