

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

6 Mackay 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jan 2020

to

31 Dec 2020

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

24 Ambleside Avenue Wyndham Vale VIC 3024	\$463,000	15-Dec-20
16 Firecrest Road Manor Lakes VIC 3024	\$470,000	25-Mar-19
46 Townsend Street Wyndham Vale VIC 3024	\$470,000	29-Jul-20

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: 22 January 2021



24 Ambleside Avenue Wyndham Vale VIC 3024

Sold Price

^{RS}

\$463,000

Sold Date

15-Dec-20



3



2



2

Distance

1.31km



16 Firecrest Road Manor Lakes VIC 3024

Sold Price

\$470,000

Sold Date

25-Mar-19



3



2



2

Distance

1.39km



46 Townsend Street Wyndham Vale VIC 3024

Sold Price

Sold Date

29-Jul-20



3



2



2

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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