

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

5 WOBURN CRESCENT 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jan 2023

to

31 Dec 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

2 TATHRA ROAD WYNDHAM VALE VIC 3024	\$610,000	08-Sep-23
65 MILLBROOK DRIVE WYNDHAM VALE VIC 3024	\$630,000	18-Dec-23
20 HAWKSTONE ROAD MANOR LAKES VIC 3024	\$601,000	15-Dec-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: 12 January 2024



2 TATHRA ROAD WYNDHAM VALE VIC 3024 Sold Price **\$610,000** Sold Date **08-Sep-23**

 3  2  2

Distance **2.13km**



65 MILLBROOK DRIVE WYNDHAM VALE VIC 3024 Sold Price ^{RS} **\$630,000** Sold Date **18-Dec-23**

 3  2  2

Distance **2.41km**



20 HAWKSTONE ROAD MANOR LAKES VIC 3024 Sold Price ^{RS} **\$601,000** Sold Date **15-Dec-23**

 3  2  2

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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