

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

19 Balcombe Drive, Manor Lakes Vic 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$555,000 & \$610,500

Median sale price

Median price \$585,000 Property Type House Suburb Manor Lakes

Period - From 01/01/2020 to 31/12/2020 Source REIV

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 six 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
1	8 Heathcote Rd MANOR LAKES 3024	\$590,000	30/11/2020
2	7 Grovedale Way MANOR LAKES 3024	\$582,500	11/01/2021
3	40 Grovedale Way MANOR LAKES 3024	\$580,000	28/01/2021

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 six months.~~

This Statement of Information was prepared on:

22/03/2021 15:04

19 Balcombe Drive, Manor Lakes Vic 3024



4 2 2

Property Type: Land
Land Size: 476 sqm approx
Agent Comments

Indicative Selling Price
\$555,000 - \$610,500
Median House Price
Year ending December 2020: \$585,000

Comparable Properties



8 Heathcote Rd MANOR LAKES 3024 (VG)

Agent Comments

4 - -

Price: \$590,000
Method: Sale
Date: 30/11/2020
Property Type: House (Res)
Land Size: 448 sqm approx



7 Grovedale Way MANOR LAKES 3024 (REI)

Agent Comments

4 2 2

Price: \$582,500
Method: Private Sale
Date: 11/01/2021
Property Type: House
Land Size: 448 sqm approx



40 Grovedale Way MANOR LAKES 3024 (REI/VG)

Agent Comments

4 2 2

Price: \$580,000
Method: Private Sale
Date: 28/01/2021
Property Type: House
Land Size: 448 sqm approx

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