

## 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

18 MONDRA TERRACE MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Feb 2024

to

31 Jan 2025

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

1 HAZELNUT ROAD MANOR LAKES VIC 3024	\$540,000	18-Dec-24
5 BINDARRI ROAD MANOR LAKES VIC 3024	\$550,000	15-Oct-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: 10 February 2025

# Mahesh Krishna

LICENSED ESTATE AGENT

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**1 HAZELNUT ROAD MANOR LAKES VIC 3024** Sold Price **\$540,000** Sold Date **18-Dec-24**

 3  2  1

Distance **0.68km**



**5 BINDARRI ROAD MANOR LAKES VIC 3024** Sold Price **\$550,000** Sold Date **15-Oct-24**

 3  2  2

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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