

## 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

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jan 2024

to

31 Dec 2024

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	09-Jan-25
49 IRVINGTON ROAD MANOR LAKES VIC 3024	\$530,000	28-Oct-24
30 CONDAMINE AVENUE MANOR LAKES VIC 3024	\$530,000	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: 16 January 2025

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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## 1 HAZELNUT ROAD MANOR LAKES VIC 3024

 3  2  1

Sold Price

<sup>RS</sup> \$540,000

Sold Date

09-Jan-25

Distance

0.68km



## 49 IRVINGTON ROAD MANOR LAKES VIC 3024

 3  2  2

Sold Price

\$530,000

Sold Date

28-Oct-24

Distance

0.64km



## 30 CONDAMINE AVENUE MANOR LAKES VIC 3024

 3  2  2

Sold Price

Sold Date

15-Oct-24

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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