

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 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2020

to

28 Feb 2021

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

6 Clematis Crescent Manor Lakes VIC 3024	\$560,000	05-Oct-20
7 Pierbrook Avenue Manor Lakes VIC 3024	\$575,000	14-Jan-21
7 Grovedale Way Manor Lakes VIC 3024	\$582,500	11-Jan-21

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: 26 March 2021



6 Clematis Crescent Manor Lakes VIC 3024

 3  2  2

Sold Price

\$560,000

Sold Date **05-Oct-20**

Distance **0.08km**



7 Pierbrook Avenue Manor Lakes VIC 3024

 4  2  2

Sold Price

\$575,000

Sold Date **14-Jan-21**

Distance **0.27km**



7 Grovedale Way Manor Lakes VIC 3024

 3  2  2

Sold Price

^{RS} **\$582,500**

Sold Date **11-Jan-21**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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