

## 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

56 HAWKSTONE ROAD 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

House

Suburb

Manor Lakes

Period-from

01 May 2023

to

30 Apr 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

|  |           |           |
|--|-----------|-----------|
| 112 WELCOME PARADE WYNDHAM VALE VIC 3024 | \$577,250 | 06-Nov-23 |
| 19 MELLIODORA COURT MANOR LAKES VIC 3024 | \$575,000 | 29-Feb-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 May 2024

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**112 WELCOME PARADE WYNDHAM VALE VIC 3024** Sold Price

**\$577,250** Sold Date **06-Nov-23**

 3  2  2

Distance **1.53km**



**19 MELLIODORA COURT MANOR LAKES VIC 3024** Sold Price

**\$575,000** Sold Date **29-Feb-24**

 3  2  2

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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