

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

5 MUNDI 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

House

Suburb

Manor Lakes

Period-from

01 Jan 2022

to

31 Dec 2022

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

3 MURDEDUKE CRESCENT MANOR LAKES VIC 3024	\$650,000	15-Nov-22
3 VASITY MEWS MANOR LAKES VIC 3024	\$630,000	23-Jul-22
39 HINDMARSH DRIVE MANOR LAKES VIC 3024	\$635,000	04-Jul-22

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: 06 January 2023



3 MURDEDUKE CRESCENT MANOR LAKES VIC 3024 Sold Price **\$650,000** Sold Date **15-Nov-22**

 4  2  2

Distance **0.17km**



3 VASITY MEWS MANOR LAKES VIC 3024 Sold Price **\$630,000** Sold Date **23-Jul-22**

 3  2  2

Distance **0.16km**



39 HINDMARSH DRIVE MANOR LAKES VIC 3024 Sold Price **\$635,000** Sold Date **04-Jul-22**

 4  2  1

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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