

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

10 Cardinia Grove 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2019

to

29 Feb 2020

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

98 Eltham Parade Manor Lakes VIC 3024	\$519,999	12-Nov-19
14 Clematis Crescent Manor Lakes VIC 3024	\$525,000	27-Oct-19
1290 Ison Road Manor Lakes VIC 3024	\$540,000	18-Jan-20

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: 24 March 2020



98 Eltham Parade Manor Lakes VIC 3024

Sold Price

\$519,999

Sold Date

12-Nov-19

4 2 2

Distance

0.16km



14 Clematis Crescent Manor Lakes VIC 3024

Sold Price

\$525,000

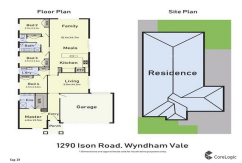
Sold Date

27-Oct-19

3 2 2

Distance

0.58km



1290 Ison Road Manor Lakes VIC 3024

Sold Price

^{RS} **\$540,000**

Sold Date

18-Jan-20

4 2 2

Distance

0.32km



55 Kinglake Drive Manor Lakes VIC 3024

Sold Price

\$550,000

Sold Date

12-Dec-19

4 2 2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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