

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

29 Bonhams Circuit 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$327,900

Property type

Land

Suburb

Manor Lakes

Period-from

01 Sep 2020

to

31 Aug 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

4 Saris Street Manor Lakes VIC 3024	\$560,000	23-Sep-21
11 Clematis Crescent Manor Lakes VIC 3024	\$588,000	16-Aug-21
13 Gunyong Crescent Manor Lakes VIC 3024	\$550,000	04-Aug-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: 30 September 2021



4 Saris Street Manor Lakes VIC 3024

 3  2  2

Sold Price

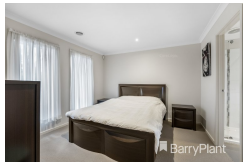
^{RS} **\$560,000**

Sold Date

23-Sep-21

Distance

0.85km



11 Clematis Crescent Manor Lakes VIC 3024

 3  2  2

Sold Price

^{RS} **\$588,000**

Sold Date

16-Aug-21

Distance

0.96km



13 Gunyong Crescent Manor Lakes VIC 3024

 3  2  2

Sold Price

\$550,000

Sold Date

04-Aug-21

Distance

1.32km



1260 Ison Road Manor Lakes VIC 3024

 4  2  2

Sold Price

^{RS} **\$580,000**

Sold Date

09-Aug-21

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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