

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

40 Pedder Street 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$277,750

Property type

Land

Suburb

Manor Lakes

Period-from

01 Nov 2018

to

31 Oct 2019

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

31 Clematis Crescent Manor Lakes VIC 3024	\$655,000	30-Sep-19
2 Ampelon Street Manor Lakes VIC 3024	\$622,000	19-Sep-19
89 Manor Lakes Boulevard Manor Lakes VIC 3024	\$605,000	15-Jul-19

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: 25 November 2019



31 Clematis Crescent Manor Lakes VIC 3024

4 2 2

Sold Price

\$655,000

Sold Date

30-Sep-19

Distance

0.46km



2 Ampelon Street Manor Lakes VIC 3024

4 2 2

Sold Price

\$622,000

Sold Date

19-Sep-19

Distance

0.47km



89 Manor Lakes Boulevard Manor Lakes VIC 3024

4 2 2

Sold Price

\$605,000

Sold Date

15-Jul-19

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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