

## 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

42 ELTHAM PARADE MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 14 ALLSPICE STREET MANOR LAKES VIC 3024 | \$680,500 | 30-May-23 |
| 9 BINDARRI ROAD MANOR LAKES VIC 3024    | \$645,000 | 26-Jun-23 |
| 127 EUREKA DRIVE MANOR LAKES VIC 3024   | \$660,000 | 12-May-23 |

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: 01 August 2023

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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## 14 ALLSPICE STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

**\$680,500**

Sold Date **30-May-23**

Distance

**0.46km**



## 9 BINDARRI ROAD MANOR LAKES VIC 3024

 4  2  2

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date **26-Jun-23**

Distance

**0.54km**



## 127 EUREKA DRIVE MANOR LAKES VIC 3024

 4  2  2

Sold Price

**\$660,000**

Sold Date **12-May-23**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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