

## 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

9 BUSH STREET MANOR LAKES VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2023

to

31 Oct 2024

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

5 BINDARRI ROAD MANOR LAKES VIC 3024	\$550,000	15-Oct-24
13 BUSH STREET MANOR LAKES VIC 3024	-	04-Oct-24
38 GALA AVENUE WYNDHAM VALE VIC 3024	\$557,000	09-Jun-24

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: 11 November 2024

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**5 BINDARRI ROAD MANOR LAKES  
VIC 3024**3  2  2 

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**15-Oct-24**

Distance

**0.12km****13 BUSH STREET MANOR LAKES  
VIC 3024**3  2  2 

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date

**04-Oct-24**

Distance

**0.03km****38 GALA AVENUE WYNDHAM  
VALE VIC 3024**3  2  2 

Sold Price

**\$557,000**

Sold Date

**09-Jun-24**

Distance

**1.66km****RS** = Recent sale**UN** = Undisclosed Sale

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