

## 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

16 NECTAR AVENUE 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

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jan 2023

to

31 Dec 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 101 HOLYOAKE PARADE MANOR LAKES VIC 3024 | \$740,000 | 06-Dec-23 |
| 6 LINDBERG STREET MANOR LAKES VIC 3024   | \$730,600 | 16-Aug-23 |
| 4 BLACKBERRY STREET MANOR LAKES VIC 3024 | \$710,000 | 29-Oct-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: 16 January 2024



## 101 HOLYOAKE PARADE MANOR LAKES VIC 3024

Sold Price

<sup>RS</sup>

**\$740,000**

Sold Date

**06-Dec-23**



4



2



2

Distance

**0.28km**



## 6 LINDBERG STREET MANOR LAKES VIC 3024

Sold Price

**\$730,600**

Sold Date

**16-Aug-23**



4



2



2

Distance

**0.39km**



## 4 BLACKBERRY STREET MANOR LAKES VIC 3024

Sold Price

**\$710,000**

Sold Date

**29-Oct-23**



5



2



-

Distance

**0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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