

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 BRUSHTON 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

\$667,050

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Land

Suburb

Manor Lakes

Period-from

01 Jun 2022

to

31 May 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

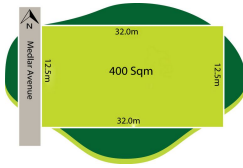
Date of sale

20 MEDLAR AVENUE MANOR LAKES VIC 3024	\$650,000	09-Jan-23
21 PIERBROOK AVENUE MANOR LAKES VIC 3024	\$620,000	05-Dec-22
11 NORTHAM STREET MAMBOURIN VIC 3024	\$680,000	04-Jan-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: 02 June 2023


**20 MEDLAR AVENUE MANOR
LAKES VIC 3024**

 Sold Price **\$650,000** Sold Date **09-Jan-23**

4 2 -

 Distance **1.26km**

**21 PIERBROOK AVENUE MANOR
LAKES VIC 3024**

 Sold Price **\$620,000** Sold Date **05-Dec-22**

4 2 2

 Distance **1.49km**

**11 NORTHAM STREET MAMBOURIN
VIC 3024**

 Sold Price **\$680,000** Sold Date **04-Jan-23**

3 3 2

 Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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