

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

22 Cassata Road, Manor Lakes

Indicative selling price

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

Single Price

605,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Sep 2022

to

31 Aug 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

31 WOOLSPINNER CRESCENT WYNDHAM VALE VIC 3024	\$604,000	27-Apr-23
13 MARYBOROUGH DRIVE WYNDHAM VALE VIC 3024	\$620,000	21-Aug-23
30 LANGDON DRIVE WYNDHAM VALE VIC 3024	\$620,000	03-Jul-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: 11 September 2023


**31 WOOLSPINNER CRESCENT
WYNDHAM VALE VIC 3024**

 4
  2
  2

Sold Price

\$604,000

Sold Date

27-Apr-23

Distance

3.93km

**13 MARYBOROUGH DRIVE
WYNDHAM VALE VIC 3024**

 4
  2
  2

Sold Price

^{RS} **\$620,000**

Sold Date

21-Aug-23

Distance

2.11km

**30 LANGDON DRIVE WYNDHAM
VALE VIC 3024**

 4
  2
  2

Sold Price

\$620,000

Sold Date

03-Jul-23

Distance

2.55km
RS = Recent sale

UN = Undisclosed Sale

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