

## 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

94 HOLYOAKE 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

\$674,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Feb 2024

to

31 Jan 2025

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

34 BUTTERSCOTCH ESPLANADE MANOR LAKES VIC 3024	\$695,000	16-Jan-25
12 SEMOLINA STREET MANOR LAKES VIC 3024	\$652,500	30-Oct-24
8 MEDLAR AVENUE MANOR LAKES VIC 3024	\$695,000	07-Oct-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: 28 February 2025



34 BUTTERSCOTCH ESPLANADE  
MANOR LAKES VIC 3024

3

2

2

Sold Price

\$695,000

Sold Date

16-Jan-25

Distance

0.31km



12 SEMOLINA STREET MANOR  
LAKES VIC 3024

4

3

2

Sold Price

\$652,500

Sold Date

30-Oct-24

Distance

0.44km



8 MEDLAR AVENUE MANOR LAKES  
VIC 3024

4

2

2

Sold Price

\$695,000

Sold Date

07-Oct-24

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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