

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

21 Ricotta Road, Manor Lakes 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$600,000

Median sale price

Median price

\$540,000

Property type

House

Suburb

Manor Lakes

Period - From

April 2020

to

June 2020

Source

APM - Pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 – 16 McHaffie Terrace, Manor Lakes	\$575,000	20/02/2020
2 – 8 Ampelon Street, Manor Lakes	\$670,000	24/02/2020
3 – 14 Lancewood Road, Manor Lakes	\$603,000	25/02/2020

This Statement of Information was prepared on:

17/08/2020

Brian Mark

The local agents you can trust