

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

7 Meema Crescent 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

or range
between

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Oct 2019

to

30 Sep 2020

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

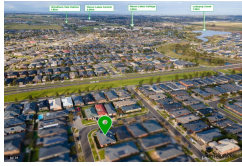
Date of sale

9 Firecrest Road Manor Lakes VIC 3024	\$540,000	10-Sep-20
10 Bregman Esplanade Manor Lakes VIC 3024	\$541,000	04-Mar-20
8 Firecrest Road Manor Lakes VIC 3024	\$545,000	21-Jan-20

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: 27 October 2020



9 Firecrest Road Manor Lakes VIC 3024

Sold Price

\$540,000

Sold Date

10-Sep-20

 4  2  2

Distance

0.17km



10 Bregman Esplanade Manor Lakes VIC 3024

Sold Price

\$541,000

Sold Date

04-Mar-20

 4  2  2

Distance

0.19km



8 Firecrest Road Manor Lakes VIC 3024

Sold Price

\$545,000

Sold Date

21-Jan-20

 4  2  2

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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