

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

5 TREACLE ROAD 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2021

to

31 Oct 2022

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

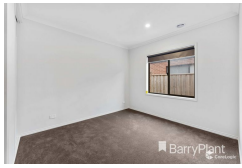
Date of sale

17 GELATI STREET MANOR LAKES VIC 3024	\$650,000	07-Sep-22
21 RICOTTA ROAD MANOR LAKES VIC 3024	\$681,000	19-Jul-22

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: 19 November 2022



**17 GELATI STREET MANOR LAKES
VIC 3024**

Sold Price

\$650,000

Sold Date

07-Sep-22



4



2



2

Distance

0.59km



**21 RICOTTA ROAD MANOR LAKES
VIC 3024**

Sold Price

\$681,000

Sold Date

19-Jul-22



4



2



2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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