

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

2 PORTULACA AVENUE 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2024

to

28 Feb 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

4 JACKAROO STREET MANOR LAKES VIC 3024	\$379,000	22-Nov-24
2 SENSRA ROAD WYNDHAM VALE VIC 3024	\$358,000	12-Sep-24
12 JACKAROO STREET MANOR LAKES VIC 3024	\$321,000	04-Nov-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: 06 March 2025



4 JACKAROO STREET MANOR LAKES VIC 3024

- - -

Sold Price **\$379,000** Sold Date **22-Nov-24**

Distance **1.25km**



2 SENSRA ROAD WYNDHAM VALE VIC 3024

4 2 -

Sold Price **\$358,000** Sold Date **12-Sep-24**

Distance **1.37km**



12 JACKAROO STREET MANOR LAKES VIC 3024

4 2 -

Sold Price ^{RS} **\$321,000** Sold Date **04-Nov-24**

Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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