

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

39 KUMARA DRIVE 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

\$350,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2023

to

31 Jul 2024

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

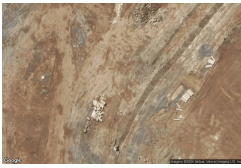
Date of sale

27 CYAD WAY MANOR LAKES VIC 3024	\$342,000	25-Feb-24
13 CYAD WAY MANOR LAKES VIC 3024	\$348,000	02-May-24
LOT 345 JUMP STREET MANOR LAKES VIC 3024	\$335,000	02-Feb-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: 02 August 2024



27 CYAD WAY MANOR LAKES VIC 3024

Sold Price

\$342,000

Sold Date

25-Feb-24

- - -

Distance

0.1km



13 CYAD WAY MANOR LAKES VIC 3024

Sold Price

\$348,000

Sold Date

02-May-24

4 2 -

Distance

0.17km



LOT 345 JUMP STREET MANOR LAKES VIC 3024

Sold Price

\$335,000

Sold Date

02-Feb-24

- - -

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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