

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

94 Eureka 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

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,250

Property type

House

Suburb

Manor Lakes

Period-from

01 Apr 2019

to

31 Mar 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

2 Ampelon Street Manor Lakes VIC 3024	\$622,000	19-Sep-19
20 Brockwell Crescent Manor Lakes VIC 3024	\$612,000	18-Feb-20
20 Holloway Street Manor Lakes VIC 3024	\$575,000	26-Nov-18

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: 29 April 2020

Richard Falzon

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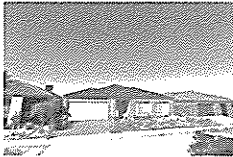
E richard@wyndhamre.com.au



2 Ampelon Street Manor Lakes VIC 3024 Sold Price \$622,000 Sold Date 19-Sep-19

4 2 2

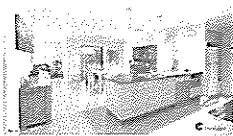
Distance 0.31km



20 Brockwell Crescent Manor Lakes VIC 3024 Sold Price \$612,000 Sold Date 18-Feb-20

4 2 2

Distance 0.56km



20 Holloway Street Manor Lakes VIC 3024 Sold Price \$575,000 Sold Date 26-Nov-18

4 2 2

Distance 0.64km

RS = Recent sale UN = Undisclosed Sale

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