

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

22 Edenvale Street 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

\$539,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2020

to

28 Feb 2021

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

5 Cardinia Grove Manor Lakes VIC 3024	\$560,000	10-Mar-21
13 Goodenia Avenue Manor Lakes VIC 3024	\$565,000	26-Jan-21
26 Holloway Street Manor Lakes VIC 3024	\$575,000	27-Oct-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.~~

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Sales Local Expertz

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5 Cardinia Grove Manor Lakes VIC 3024

4 2 2

Sold Price

^{RS} **\$560,000**

Sold Date

10-Mar-21

Distance

0.42km



13 Goodenia Avenue Manor Lakes VIC 3024

4 2 2

Sold Price

^{RS} **\$565,000**

Sold Date

26-Jan-21

Distance

0.47km



26 Holloway Street Manor Lakes VIC 3024

4 2 2

Sold Price

\$575,000

Sold Date

27-Oct-20

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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