

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

8 JACKAROO 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Manor Lakes

Period-from

01 Dec 2023

to

30 Nov 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

7 LINDBERG STREET MANOR LAKES VIC 3024	\$647,000	12-Oct-24
19 CASSATA ROAD MANOR LAKES VIC 3024	\$650,000	02-Oct-24
5 LINDBERG STREET MANOR LAKES VIC 3024	\$638,000	01-Oct-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: 10 December 2024



7 LINDBERG STREET MANOR LAKES VIC 3024

4 2 2

Sold Price **\$647,000** Sold Date **12-Oct-24**

Distance **0.38km**

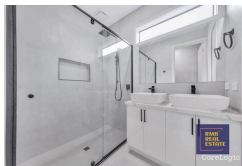


19 CASSATA ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price **\$650,000** Sold Date **02-Oct-24**

Distance **0.42km**



5 LINDBERG STREET MANOR LAKES VIC 3024

4 2 2

Sold Price **\$638,000** Sold Date **01-Oct-24**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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