

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

9 TOOLIBIN 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Manor Lakes

Period-from

01 May 2021

to

30 Apr 2022

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

6 EDENVALE STREET MANOR LAKES VIC 3024	\$665,000	30-Mar-22
1 KOOMBA STREET MANOR LAKES VIC 3024	\$675,000	08-Mar-22
46 PEDDER STREET MANOR LAKES VIC 3024	\$676,000	12-Mar-22

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: 11 May 2022



**6 EDENVALE STREET MANOR
LAKES VIC 3024**

 4  2  2

Sold Price

^{RS} **\$665,000** Sold Date **30-Mar-22**

Distance **0.64km**



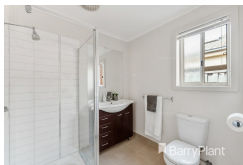
**1 KOOMBA STREET MANOR LAKES
VIC 3024**

 4  2  2

Sold Price

\$675,000 Sold Date **08-Mar-22**

Distance **0.41km**



**46 PEDDER STREET MANOR
LAKES VIC 3024**

 4  2  2

Sold Price

^{RS} **\$676,000** Sold Date **12-Mar-22**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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