

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

2 YASS COURT 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2021

to

31 Jul 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

8 BARCOO STREET MANOR LAKES VIC 3024	\$715,000	27-Jun-22
20 NUTMEG PARADE MANOR LAKES VIC 3024	\$725,000	27-Jul-22
3 EDWIN CLOSE MANOR LAKES VIC 3024	\$745,000	04-Jul-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: 02 August 2022



**8 BARCOO STREET MANOR LAKES
VIC 3024**

Sold Price

^{RS} **\$715,000** Sold Date **27-Jun-22**

 4  2  3

Distance **0.44km**



**20 NUTMEG PARADE MANOR
LAKES VIC 3024**

Sold Price

^{RS} **\$725,000** Sold Date **27-Jul-22**

 4  2  2

Distance **1.97km**



**3 EDWIN CLOSE MANOR LAKES
VIC 3024**

Sold Price

^{RS} **\$745,000** Sold Date **04-Jul-22**

 4  2  2

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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