

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

3 Roper 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$594,255

Property type

House

Suburb

Manor Lakes

Period-from

01 Feb 2021

to

31 Jan 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 Ellenborough Crescent Manor Lakes VIC 3024	\$550,000	10-Dec-21
742 Armstrong Road Manor Lakes VIC 3024	\$550,000	12-Jan-22
24 Broadwater Street Manor Lakes VIC 3024	\$595,000	20-Jan-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: 01 February 2022



6 Ellenborough Crescent Manor Lakes VIC 3024

 4  2  2

Sold Price

RS

\$550,000

Sold Date

10-Dec-21

Distance

0.47km



742 Armstrong Road Manor Lakes VIC 3024

 4  2  2

Sold Price

Sold Date

12-Jan-22

Distance

0.24km



24 Broadwater Street Manor Lakes VIC 3024

 3  2  2

Sold Price

RS

\$595,000

Sold Date

20-Jan-22

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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