

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

10 CHUTNEY 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

House

Suburb

Manor Lakes

Period-from

01 Dec 2021

to

30 Nov 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

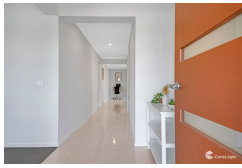
Date of sale

44 BUTTERSCOTCH ESPLANE MANOR LAKES VIC 3024	\$663,000	23-Nov-22
14 LAMBERTIA CRESCENT MANOR LAKES VIC 3024	\$610,000	03-Nov-22
11 MAYESBROOK ROAD MANOR LAKES VIC 3024	\$610,000	30-Nov-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: 13 December 2022



44 BUTTERSCOTCH ESPLANADE MANOR LAKES VIC 3024

Sold Price

RS

\$663,000

Sold Date

23-Nov-22



4



2



2

Distance

0.34km



14 LAMBERTIA CRESCENT MANOR LAKES VIC 3024

Sold Price

RS

\$610,000

Sold Date

03-Nov-22



3



2



2

Distance

1.09km



11 MAYESBROOK ROAD MANOR LAKES VIC 3024

Sold Price

Sold Date

30-Nov-22



4



2



2

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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