

## 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

1 MINIATA WAY MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Feb 2024

to

31 Jan 2025

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 KUMARA DRIVE MANOR LAKES VIC 3024	\$600,000	03-Feb-25
1 PRUNE WALK MANOR LAKES VIC 3024	\$580,000	25-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.

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**7 KUMARA DRIVE MANOR LAKES  
VIC 3024**

4 2 2

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**03-Feb-25**

Distance

**1.4km**



**1 PRUNE WALK MANOR LAKES VIC  
3024**

4 2 -

Sold Price

**\$580,000**

Sold Date

**25-Oct-24**

Distance

**1.34km**

RS = Recent sale

UN = Undisclosed Sale

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