

## 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

33 FIRECREST ROAD 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

or range  
between

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2023

to

31 Oct 2024

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

9 ORVALIA ROAD MANOR LAKES VIC 3024	\$590,000	18-Oct-24
30 BUTTERSCOTCH ESPLANADE MANOR LAKES VIC 3024	\$600,000	07-Oct-24
11 HUTCHISON ROAD MAMBOURIN VIC 3024	\$615,000	16-Nov-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.~~

This Statement of Information was prepared on: 20 November 2024

# Mahesh Krishna

LICENSED ESTATE AGENT

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## 9 ORVALIA ROAD MANOR LAKES VIC 3024

 3  2  2

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**18-Oct-24**

Distance

**0.23km**



## 30 BUTTERSCOTCH ESPLANADE MANOR LAKES VIC 3024

 4  2  2

Sold Price

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

Sold Date

**07-Oct-24**

Distance

**0.38km**



## 11 HUTCHISON ROAD MAMBOURIN VIC 3024

 4  2  2

Sold Price

<sup>RS</sup> **\$615,000** <sup>UN</sup>

Sold Date

**16-Nov-24**

Distance

**2.25km**

RS = Recent sale

UN = Undisclosed Sale

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