

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

9 ARROWHEAD 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

\$635,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Dec 2022

to

30 Nov 2023

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

5 BLOWERING STREET MANOR LAKES VIC 3024	\$652,000	24-Aug-23
5 MACKAY ROAD MANOR LAKES VIC 3024	\$660,000	06-Oct-23
44 KINGLAKE DRIVE MANOR LAKES VIC 3024	\$648,500	16-Nov-23

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: 23 December 2023

Mahesh Krishna

LICENSED ESTATE AGENT

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5 BLOWERING STREET MANOR LAKES VIC 3024

4 2 2

Sold Price **\$652,000** Sold Date **24-Aug-23**

Distance **0.12km**



5 MACKAY ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price ^{RS} **\$660,000** Sold Date **06-Oct-23**

Distance **0.62km**



44 KINGLAKE DRIVE MANOR LAKES VIC 3024

4 2 2

Sold Price ^{RS} **\$648,500** Sold Date **16-Nov-23**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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