

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	31 Hawkstone Road, Manor Lakes 3024
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$620,000

Median sale price

Median price

\$590,000

Property type

House

Suburb

Manor Lakes

Period - From

September 2020

to

November 2020

Source

APM - Pricerfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 – 21 Minindee Road, Manor Lakes	\$630,000	23/12/2020
2 – 37 Weavers Street, Manor Lakes	\$622,000	23/12/2020
3 – 45 Pierbrook Avenue, Manor Lakes	\$619,000	23/09/2020

This Statement of Information was prepared on:

29/01/2021

Brian Mark
The local agents you can trust