

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 3 Edwin Close, Manor Lakes Vic 3024

Indicative selling price

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

\$745,000

&

\$775,000

Median sale price

Median price \$605,000

Property type House

Suburb Manor Lakes

Period - From 01/06/2021

to

31/05/2022

Source Corelogic

Comparable property sales

A* 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 23 Rondo Dr MANOR LAKES 3024	\$774,000	20/04/2022
2 25 Minindee Rd MANOR LAKES 3024	\$750,000	16/05/2022
3 64 Ellimatta Rd MAMBOURIN 3024	\$745,000	22/03/2022

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 six months.~~

This Statement of Information was prepared on:

07/06/2022 09:20