

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

4 BURRUMBEET COURT 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2022

to

31 Jul 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

22 RIVERSDALE DRIVE WERRIBEE VIC 3030	\$1,050,000	28-Feb-23
23 AUSTIN STREET WERRIBEE VIC 3030	\$1,080,000	17-Apr-23
17 SMILE CRESCENT WYNDHAM VALE VIC 3024	\$1,200,000	08-Aug-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: 22 August 2023


22 RIVERSDALE DRIVE WERRIBEE VIC 3030

Sold Price

\$1,050,000

Sold Date

28-Feb-23
 4
  2
  2

Distance

3.2km

23 AUSTIN STREET WERRIBEE VIC 3030

Sold Price

\$1,080,000

Sold Date

17-Apr-23
 4
  2
  2

Distance

4.32km

17 SMILE CRESCENT WYNDHAM VALE VIC 3024

Sold Price

^{RS} **\$1,200,000**

Sold Date

08-Aug-23
 4
  3
  4

Distance

3.75km

2 DECORA COURT WERRIBEE VIC 3030

Sold Price

\$101,500

Sold Date

24-Mar-03
 -
  -
  -

Distance

6.44km

RS = Recent sale

UN = Undisclosed Sale

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