

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

6 Ellenborough Crescent 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Dec 2020

to

30 Nov 2021

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

154 Eureka Drive Manor Lakes VIC 3024	\$550,000	22-Oct-21

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: 09 December 2021



154 Eureka Drive Manor Lakes VIC 3024

Sold Price

^{RS}

\$550,000

Sold Date

22-Oct-21



4



2



1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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