

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

32 Hawkstone Road 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

\$449,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2020

to

31 Jul 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

6 Cardinia Grove Manor Lakes VIC 3024	\$465,000	09-Apr-21
31 Mayesbrook Road Manor Lakes VIC 3024	\$465,000	21-Feb-21
24 Arrowhead Street Manor Lakes VIC 3024	\$467,500	30-Jan-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 August 2021

AREASPECIALIST

Adam Bindra

M 0490096418

E Abindra@areaspecialist.com.au



6 Cardinia Grove Manor Lakes VIC 3024

Sold Price

\$465,000

Sold Date

09-Apr-21

3

2

1

Distance

0.16km



31 Mayesbrook Road Manor Lakes VIC 3024

Sold Price

Sold Date

21-Feb-21

3

2

1

Distance

0.57km



24 Arrowhead Street Manor Lakes VIC 3024

Sold Price

\$467,500

Sold Date

30-Jan-21

4

2

1

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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