

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

9 Merri Street 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2020

to

28 Feb 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

91 Kinglake Drive Manor Lakes VIC 3024	\$535,000	30-Oct-20
10 Eltham Parade Manor Lakes VIC 3024	\$520,000	02-Nov-20

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: 04 March 2021



91 Kinglake Drive Manor Lakes VIC 3024

Sold Price

\$535,000

Sold Date

30-Oct-20



4



2



2

Distance

0.26km



10 Eltham Parade Manor Lakes VIC 3024

Sold Price

\$520,000

Sold Date

02-Nov-20



4



2



2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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