

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 Ixora 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Oct 2019

to

30 Sep 2020

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

7 Miniata Way Manor Lakes VIC 3024	\$506,000	29-Jan-20
16 Brittle Street Manor Lakes VIC 3024	\$574,000	17-Jun-20
4 Gelati Street Manor Lakes VIC 3024	\$540,000	11-Apr-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: 24 October 2020



In - Room Auction Event
Wednesday 29th January
Registrations from 8:30am
First Auction to commence at 10am
Ruffin Social Club of Werribee
655 Heaths Road, Werribee VIC 3030
rupin@werribee.com.au
9470 0800

7 Miniata Way Manor Lakes VIC 3024

4 2 2

Sold Price **\$506,000** Sold Date **29-Jan-20**

Distance **0.15km**



16 Brittle Street Manor Lakes VIC 3024

3 2 2

Sold Price **\$574,000** Sold Date **17-Jun-20**

Distance **0.29km**



4 Gelati Street Manor Lakes VIC 3024

4 2 2

Sold Price **\$540,000** Sold Date **11-Apr-20**

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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