

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

1 AMPELON 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2022

to

31 Oct 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

46 LANCEWOOD ROAD MANOR LAKES VIC 3024	\$630,000	17-Jul-23
1149 ISON ROAD MANOR LAKES VIC 3024	\$590,000	01-Nov-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: 21 November 2023

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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46 LANCEWOOD ROAD MANOR LAKES VIC 3024

3 2 2

Sold Price

\$630,000

Sold Date

17-Jul-23

Distance

0.25km



1149 ISON ROAD MANOR LAKES VIC 3024

3 2 2

Sold Price

^{RS} **\$590,000**

Sold Date

01-Nov-23

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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