

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

17 Loganberry 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$317,500

Property type

Land

Suburb

Manor Lakes

Period-from

01 Apr 2019

to

31 Mar 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

38 Honeycomb Avenue Manor Lakes VIC 3024	\$625,000	09-Oct-19
30 Spearmint Boulevard Manor Lakes VIC 3024	\$600,000	21-Aug-19
21 Memory Crescent Wyndham Vale VIC 3024	\$670,000	25-Oct-19

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.~~

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38 Honeycomb Avenue Manor
Lakes VIC 3024

5 2 2

Sold Price \$625,000 Sold Date 09-Oct-19

Distance 0.32km



30 Spearmint Boulevard Manor
Lakes VIC 3024

4 2 2

Sold Price \$600,000 Sold Date 21-Aug-19

Distance 0.38km

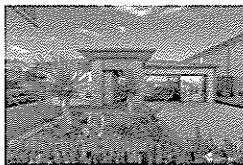


21 Memory Crescent Wyndham Vale
VIC 3024

4 2 2

Sold Price \$670,000 Sold Date 25-Oct-19

Distance 0.8km



7 Congregation Circuit Wyndham
Vale VIC 3024

4 2 2

Sold Price \$640,000 Sold Date 08-Oct-19

Distance 0.94km

RS = Recent sale UN = Undisclosed Sale

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