

## 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

24 Broadwater Street Manor Lakes VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Dec 2020

to

30 Nov 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 17 Melliodora Court Manor Lakes VIC 3024 | \$612,000 | 09-Jul-21 |
| 9 Darling Place Manor Lakes VIC 3024     | \$600,000 | 22-May-21 |
| 17 Rondo Drive Manor Lakes VIC 3024      | \$602,000 | 05-Jul-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: 13 December 2021

# AREASPECIALIST

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## 17 Melliodora Court Manor Lakes VIC 3024

3 2 2

Sold Price

**\$612,000**

Sold Date

**09-Jul-21**

Distance

**0.43km**



## 9 Darling Place Manor Lakes VIC 3024

3 2 2

Sold Price

**\$600,000**

Sold Date

**22-May-21**

Distance

**0.31km**



## 17 Rondo Drive Manor Lakes VIC 3024

3 2 2

Sold Price

**\$602,000**

Sold Date

**05-Jul-21**

Distance

**1.22km**

RS = Recent sale

UN = Undisclosed Sale

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