

## 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

19 BUTTERMINT CRESCENT 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

\$750,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2023

to

31 Oct 2024

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

6 ELTHAM PARADE MANOR LAKES VIC 3024	755000	24-Aug-24
15 BLACKBERRY STREET MANOR LAKES VIC 3024	725000	30-Jun-24
22 HAZELNUT ROAD MANOR LAKES VIC 3024	764500	27-Jul-24

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: 26 November 2024



**6 ELTHAM PARADE MANOR LAKES VIC 3024** Sold Price **755000** Sold Date **24-Aug-24**

 4  2  2

Distance **0.93km**



**15 BLACKBERRY STREET MANOR LAKES VIC 3024** Sold Price **725000** Sold Date **30-Jun-24**

 4  2  2

Distance **0.47km**



**22 HAZELNUT ROAD MANOR LAKES VIC 3024** Sold Price **764500** Sold Date **27-Jul-24**

 4  2  2

Distance **0.63km**

RS = Recent sale      UN = Undisclosed Sale

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