

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 Mokoan Close 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

\$615,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jul 2019

to

30 Jun 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

21 Leichardt Drive Manor Lakes VIC 3024	\$622,379	04-Mar-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: 29 July 2020



21 Leichardt Drive Manor Lakes VIC 3024

Sold Price

\$622,379 Sold Date **04-Mar-20**

 4  2  2

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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