

## 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

18 SILVER GUM STREET MANOR LAKES VIC 3024

### Indicative selling price

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

Single Price

or range  
between

690,000

&

730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jul 2022

to

30 Jun 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 17 ASHBURTON AVENUE MANOR LAKES VIC 3024 | \$705,000 | 23-Jun-23 |
| 17 MININDEE ROAD MANOR LAKES VIC 3024    | \$715,000 | 10-Feb-23 |
| 3 MELLIODORA COURT MANOR LAKES VIC 3024  | \$725,000 | 28-Mar-22 |

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: 05 July 2023



### 17 ASHBURTON AVENUE MANOR LAKES VIC 3024

Sold Price

<sup>RS</sup>
**\$705,000**

Sold Date

**23-Jun-23**
 3
 2
 2

Distance

**0.36km**


### 17 MININDEE ROAD MANOR LAKES VIC 3024

Sold Price

**\$715,000**

Sold Date

**10-Feb-23**
 3
 2
 2

Distance

**1.02km**


### 3 MELLIODORA COURT MANOR LAKES VIC 3024

Sold Price

**\$725,000**

Sold Date

**28-Mar-22**
 3
 2
 2

Distance

**0.27km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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