

## 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

20 Sugarlea 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$307,500

Property type

Land

Suburb

Manor Lakes

Period-from

01 May 2020

to

30 Apr 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 35 Lancewood Road Manor Lakes VIC 3024 | \$520,000 | 16-Dec-20 |
| 30 Heathcote Road Manor Lakes VIC 3024 | \$515,000 | 12-Feb-21 |
| 12 Medlar Avenue Manor Lakes VIC 3024  | \$513,000 | 22-Mar-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: 05 May 2021



**35 Lancewood Road Manor Lakes VIC 3024**

Sold Price **\$520,000** Sold Date **16-Dec-20**

 4  2  2

Distance **1.01km**



**30 Heathcote Road Manor Lakes VIC 3024**

Sold Price **\$515,000** Sold Date **12-Feb-21**

 3  2  2

Distance **1.04km**



**12 Medlar Avenue Manor Lakes VIC 3024**

Sold Price <sup>RS</sup> **\$513,000** Sold Date **22-Mar-21**

 4  2  2

Distance **1.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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