

## 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

6 BUTTERSCOTCH ESPLANADE 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2024

to

28 Feb 2025

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

5 BINDARRI ROAD MANOR LAKES VIC 3024	\$550,000	15-Oct-24
12 FINSBURY CRESCENT MANOR LAKES VIC 3024	\$545,000	18-Nov-24
30 CONDAMINE AVENUE MANOR LAKES VIC 3024	\$530,000	15-Oct-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: 03 March 2025



**5 BINDARRI ROAD MANOR LAKES  
VIC 3024**

3 2 2

Sold Price

**\$550,000**

Sold Date

**15-Oct-24**

Distance

**0.93km**



**12 FINSBURY CRESCENT MANOR  
LAKES VIC 3024**

3 2 2

Sold Price

**\$545,000**

Sold Date

**18-Nov-24**

Distance

**1.03km**



**30 CONDAMINE AVENUE MANOR  
LAKES VIC 3024**

3 2 2

Sold Price

**\$530,000**

Sold Date

**15-Oct-24**

Distance

**1.92km**

RS = Recent sale

UN = Undisclosed Sale

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