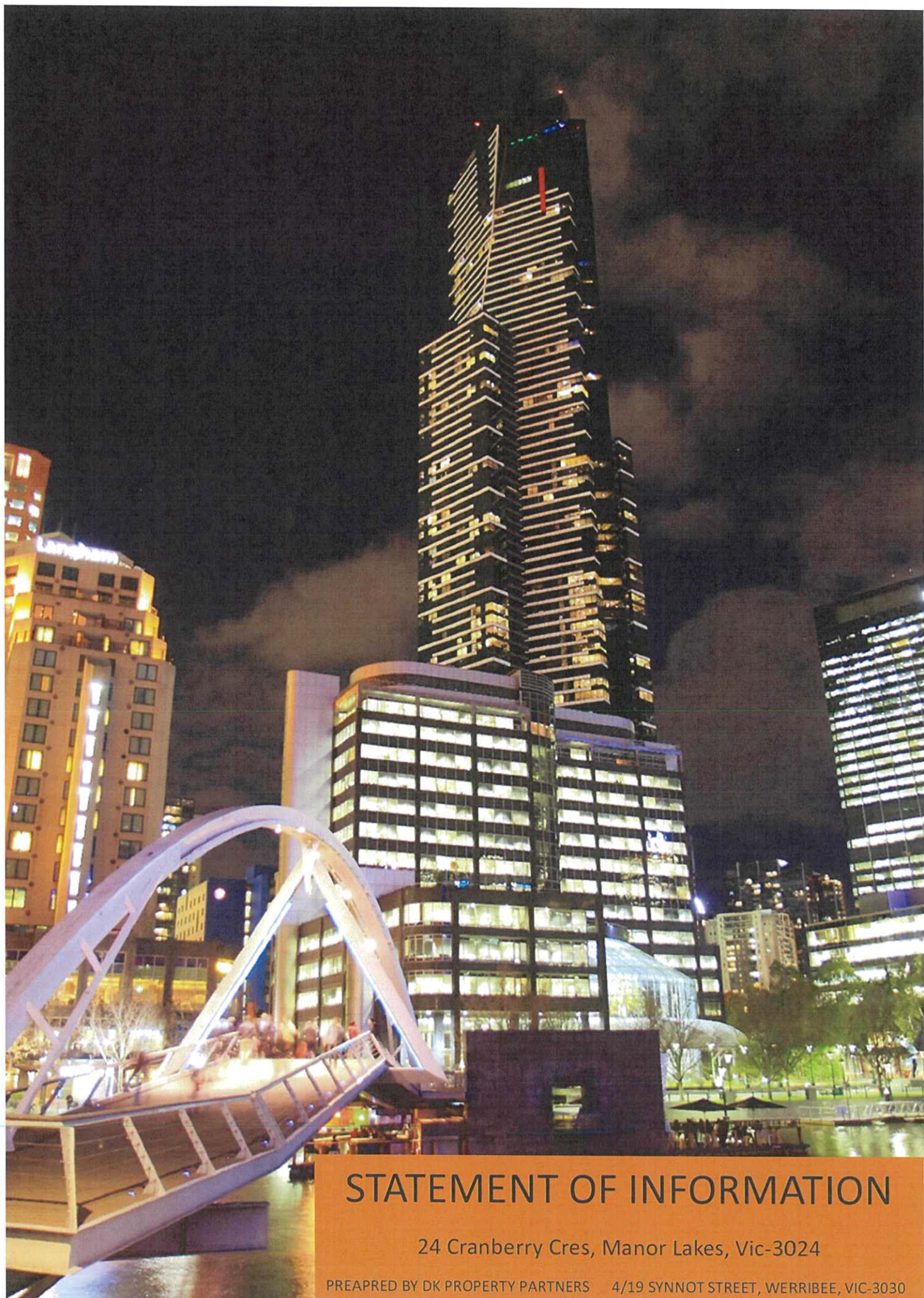




STATEMENT OF INFORMATION

24 Cranberry Cres, Manor Lakes, Vic-3024

PREAPRED BY DK PROPERTY PARTNERS 4/19 SYNNOT STREET, WERRIBEE, VIC-3030

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

24 Cranberry Crescent 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2020

to

31 Oct 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

14 Elderflower Street Manor Lakes VIC 3024	\$680,000	05-Nov-20
39 Bertie Street Manor Lakes VIC 3024	\$765,000	07-Nov-20
32 Creekside Boulevard Manor Lakes VIC 3024	\$710,000	23-Apr-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: 30 November 2021

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14 Elderflower Street Manor Lakes VIC 3024

4 2 2

Sold Price

\$680,000

Sold Date 05-Nov-20

Distance 0.13km



39 Bertie Street Manor Lakes VIC 3024

4 2 2

Sold Price

\$765,000

Sold Date 07-Nov-20

Distance 0.57km



32 Creekside Boulevard Manor Lakes VIC 3024

4 2 2

Sold Price

\$710,000

Sold Date 23-Apr-21

Distance 0.91km



21 Balcombe Drive Manor Lakes VIC 3024

4 2 2

Sold Price

\$666,000

Sold Date 06-Feb-21

Distance 1.45km



34 Rondo Drive Manor Lakes VIC 3024

4 2 2

Sold Price

^{RS} \$820,000

Sold Date 02-Sep-21

Distance 1.5km



8 Broadwater Street Manor Lakes VIC 3024

4 2 2

Sold Price

\$699,000

Sold Date 08-Dec-20

Distance 2.39km

RS = Recent sale

UN = Undisclosed Sale

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