

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

5 MALT DRIVE 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Feb 2024

to

31 Jan 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

3 COCONUT ROAD MANOR LAKES VIC 3024	\$700,000	27-Jan-25
10 TAPIOCA STREET MANOR LAKES VIC 3024	\$735,000	07-Sep-24
16 CHERRYWOOD AVENUE MANOR LAKES VIC 3024	\$730,000	14-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 February 2025

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

M 0417 418 117

E mahesh.krishna@eview.com.au



3 COCONUT ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price

^{RS} **\$700,000**

Sold Date

27-Jan-25

Distance

0.14km



10 TAPIOCA STREET MANOR LAKES VIC 3024

5 2 2

Sold Price

\$735,000

Sold Date

07-Sep-24

Distance

0.28km



16 CHERRYWOOD AVENUE MANOR LAKES VIC 3024

4 2 2

Sold Price

\$730,000

Sold Date

14-Oct-24

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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