

## 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

26 AKRON 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

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$369,000

Property type

Land

Suburb

Manor Lakes

Period-from

01 Jul 2023

to

30 Jun 2024

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 9 BROCTON ROAD MANOR LAKES VIC 3024    | \$372,249 | 30-May-24 |
| 22 CORINTH STREET MANOR LAKES VIC 3024 | \$406,000 | 06-Mar-24 |
| 8 XENIA STREET MANOR LAKES VIC 3024    | \$391,000 | 16-Feb-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: 04 July 2024

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## 9 BROCTON ROAD MANOR LAKES VIC 3024

Sold Price

**\$372,249**

Sold Date **30-May-24**



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Distance

**0.42km**



## 22 CORINTH STREET MANOR LAKES VIC 3024

Sold Price

**\$406,000**

Sold Date **06-Mar-24**



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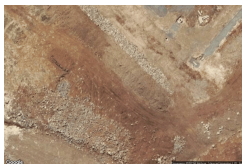
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Distance

**0.56km**



## 8 XENIA STREET MANOR LAKES VIC 3024

Sold Price

**\$391,000**

Sold Date **16-Feb-24**



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Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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