

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

74 SPEARMINT BOULEVARD 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

\$800,000

&

\$830,000

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

1222 ISON ROAD MANOR LAKES VIC 3024	\$800,000	06-Jan-25
18 CONDAMINE AVENUE MANOR LAKES VIC 3024	\$840,000	11-Nov-24
47 MEMORY CRESCENT WYNDHAM VALE VIC 3024	\$820,000	09-Jun-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: 07 February 2025



**1222 ISON ROAD MANOR LAKES
VIC 3024**

5 2 2

Sold Price

^{RS} **\$800,000**

Sold Date **06-Jan-25**

Distance **0.44km**



**18 CONDAMINE AVENUE MANOR
LAKES VIC 3024**

4 2 2

Sold Price

\$840,000

Sold Date **11-Nov-24**

Distance **2.02km**



**47 MEMORY CRESCENT
WYNDHAM VALE VIC 3024**

4 2 2

Sold Price

\$820,000

Sold Date **09-Jun-24**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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