

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4 Gembrook Street, Manor Lakes

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 \$760,000 & \$820,000

Median sale price

(*Delete house or unit as applicable)

Median price \$660,000 *House *Unit Suburb MANOR LAKES

Period - From June 2024 to Dec 2024 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
Lot 21311 Cooma Street, Manor Lakes	\$835,000	2 nd July 2024
4 Bold Mews, Manor Lakes	\$800,000	31 st Aug 2024
18 Condamine Avenue, Manor Lakes	\$840,000	9 th Nov 2024

Property data source: Corelogic.com.au. Generated on 4th December 2024.