

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

1 MINIATA WAY 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

\$570,000

or range
between

&

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

7 KUMARA DRIVE MANOR LAKES VIC 3024	\$600,000	03-Feb-25
1 PRUNE WALK MANOR LAKES VIC 3024	\$580,000	25-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.

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**7 KUMARA DRIVE MANOR LAKES
VIC 3024**

Sold Price

^{RS} **\$600,000**

Sold Date

03-Feb-25

4 2 2

Distance

1.4km



**1 PRUNE WALK MANOR LAKES VIC
3024**

Sold Price

\$580,000

Sold Date

25-Oct-24

4 2 -

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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