

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 15 Tangerine Road, 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 \$630,000 & \$670,000

Median sale price

(*Delete house or unit as applicable)

Median price \$675,000 *House ☒ *Unit ☐ Suburb MANOR LAKES

Period - From Feb 2025 to Aug 2025 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
7 Sugarlea Street, Manor Lakes	\$680,000	13 th May 2025
1238 Ison Road, Manor Lakes	\$666,000	28 th March 2025
25 Edenvale Street, Manor Lakes	\$652,000	19 th April 2025

Property data source: Corelogic.com.au. Generated on 19th August 2025.