

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 16 Murdeduke Crescent, 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 \$780,000 & \$840,000

Median sale price

(*Delete house or unit as applicable)

Median price \$680,000 *House ☒ *Unit ☐ Suburb MANOR LAKES
Period - From June 2024 to Dec 2024 Source CORE LOGIC

Comparable property sales

| | | | |
|----|----------------------------------|-----------|-------------------------------------|
| A* | 8 Balmoral Close, Wyndham Vale | \$850,000 | Sold 28 th October 2024 |
| | 2 Burrumbeet Court, Manor Lakes | \$853,000 | Sold 3 rd July 2024 |
| | 18 Condamine Avenue, Manor Lakes | \$840,000 | Sold 11 th November 2024 |

Property data source: Corelogic.com.au. Generated on 23rd December 2024