

# 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 17 Mundi Crescent, Manor Lakes, VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$480,000

&

\$520,000

### Median sale price

Median price

\$640,000

Property Type

House

Suburb

Manor Lakes (3024)

Period - From

01/03/2024

to

28/05/2025

Source

Corelogic

### 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
3 CREEKVIEW WAY, WYNDHAM VALE VIC 3024	\$500,000	07/12/2024
4 CHATSWOOD PLACE, WYNDHAM VALE VIC 3024	\$490,000	16/01/2025
42 PELHAM CRESCENT, WYNDHAM VALE VIC 3024	\$485,000	11/11/2024

This Statement of Information was prepared on: 26/03/2025