

## 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

4 HEATHCOTE ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jun 2024

to

31 May 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

11 SWISS WAY MANOR LAKES VIC 3024	\$750,000	07-Jun-25
20 LENIGAS CRESCENT MANOR LAKES VIC 3024	\$750,000	05-Jun-25

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.

This Statement of Information was prepared on: 26 June 2025

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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**11 SWISS WAY MANOR LAKES VIC 3024**

Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **07-Jun-25**

 4  2  2

Distance **0.42km**



**20 LENIGAS CRESCENT MANOR LAKES VIC 3024**

Sold Price Sold Date **05-Jun-25**

 4  2  2

Distance **0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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