

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

6 BUTTERSCOTCH ESPLANADE 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

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2024

to

28 Feb 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

5 BINDARRI ROAD MANOR LAKES VIC 3024	\$550,000	15-Oct-24
12 FINSBURY CRESCENT MANOR LAKES VIC 3024	\$545,000	18-Nov-24
30 CONDAMINE AVENUE MANOR LAKES VIC 3024	\$530,000	15-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.~~

This Statement of Information was prepared on: 03 March 2025



**5 BINDARRI ROAD MANOR LAKES
VIC 3024**

3 2 2

Sold Price

\$550,000

Sold Date

15-Oct-24

Distance

0.93km



**12 FINSBURY CRESCENT MANOR
LAKES VIC 3024**

3 2 2

Sold Price

\$545,000

Sold Date

18-Nov-24

Distance

1.03km



**30 CONDAMINE AVENUE MANOR
LAKES VIC 3024**

3 2 2

Sold Price

\$530,000

Sold Date

15-Oct-24

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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