

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	6 FRAGRANCE TERRACE, MANOR LAKES VIC 3024
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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	\$495,000	&	\$525,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$640,000	*House	x	*Unit		Suburb	MANOR LAKES
Period - From	01 Jul 2024	to	30 June 2025	Source	Core Logic		

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
1. 30 FRAGRANCE TERRACE, MANOR LAKES VIC 3024	\$510,000	30-April- 25
2. 27 FUSION DRIVE, WYNDHAM VALE VIC 3024	\$505,000	23 – Mar – 25
3. 71 WELCOME PARADE, WYNDHAM VALE VIC 3024	\$500,000	12 – April - 25

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 six months.

Property data source: Corelogic.com.au. Generated on 03/07/2025.