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<br>Including suburb and postcode | 26 MAYESBROOK ROAD 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 | $620,000 | & | $650,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $630,000 | Property type | House | Suburb | Manor Lakes |
| Period-from | 01 Jun 2022 | to | 31 May 2023 | 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.~~

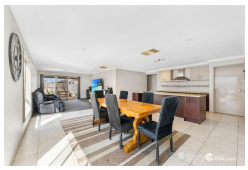
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 26 DROVER AVENUE MANOR LAKES VIC 3024 | $620,000 | 25-Mar-23 |
| 40 EUREKA DRIVE MANOR LAKES VIC 3024 | $645,000 | 30-May-23 |
| | | |

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: 27 June 2023

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**26 DROVER AVENUE MANOR LAKES VIC 3024**

4 2 2

Sold Price **$620,000** Sold Date **25-Mar-23**

Distance **0.11km**



**40 EUREKA DRIVE MANOR LAKES VIC 3024**

4 2 2

Sold Price RS **$645,000** UN Sold Date **30-May-23**

Distance **0.44km**

**RS** = Recent sale **UN** = Undisclosed Sale

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