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 WEAVERS STREET 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$643,750	Property type	House	Suburb	Manor Lakes
Period-from	01 Mar 2022	to	28 Feb 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
13 BROCKWELL CRESCENT MANOR LAKES VIC 3024	$600,000	25-Oct-22
42 KINGLAKE DRIVE MANOR LAKES VIC 3024	$585,000	08-Nov-22

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.

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13 BROCKWELL CRESCENT MANOR LAKES VIC 3024

3 2 2

Sold Price **$600,000** Sold Date **25-Oct-22**

Distance **0.08km**



42 KINGLAKE DRIVE MANOR LAKES VIC 3024

3 2 2

Sold Price **$585,000** Sold Date **08-Nov-22**

Distance **0.28km**

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

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