

## 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

10 DULCIS STREET MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$365,750

Property type

Land

Suburb

Manor Lakes

Period-from

01 Apr 2024

to

31 Mar 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

49 HAPPINESS WAY WYNDHAM VALE VIC 3024

\$318,000

06-Nov-24

51 COSMOPOLITAN DRIVE WYNDHAM VALE VIC 3024

\$300,000

03-Dec-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: 24 April 2025

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## 49 HAPPINESS WAY WYNDHAM VALE VIC 3024

4 2 2

Sold Price **\$318,000** Sold Date **06-Nov-24**

Distance **1.52km**



## 51 COSMOPOLITAN DRIVE WYNDHAM VALE VIC 3024

4 2 2

Sold Price **\$300,000** Sold Date **03-Dec-24**

Distance **1.77km**

RS = Recent sale UN = Undisclosed Sale

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