

## 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

13 SWISS WAY MANOR LAKES VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Dec 2022

to

30 Nov 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

|  |           |           |
|--|-----------|-----------|
| 20 HAZELNUT ROAD MANOR LAKES VIC 3024      | \$707,000 | 02-Oct-23 |
| 9 SPEARMINT BOULEVARD MANOR LAKES VIC 3024 | \$695,101 | 20-Nov-23 |
| 16 BISCOTTI CRESCENT MANOR LAKES VIC 3024  | \$672,000 | 15-Aug-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: 18 December 2023

# Mahesh Krishna

LICENSED ESTATE AGENT

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## 20 HAZELNUT ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price **\$707,000** Sold Date **02-Oct-23**

Distance **0.11km**



## 9 SPEARMINT BOULEVARD MANOR LAKES VIC 3024

4 2 2

Sold Price <sup>RS</sup> **\$695,101** Sold Date **20-Nov-23**

Distance **0.24km**



## 16 BISCOTTI CRESCENT MANOR LAKES VIC 3024

4 2 2

Sold Price **\$672,000** Sold Date **15-Aug-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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