

## 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 URALLA STREET 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

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Apr 2023

to

31 Mar 2024

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

|  |           |           |
|--|-----------|-----------|
| 21 LANCEWOOD ROAD MANOR LAKES VIC 3024         | \$715,000 | 10-Oct-23 |
| 5 COGLEY STREET MANOR LAKES VIC 3024           | \$690,000 | 14-Jul-23 |
| 115 MANOR LAKES BOULEVARD MANOR LAKES VIC 3024 | \$695,000 | 20-Mar-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: 02 April 2024

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## 21 LANCEWOOD ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price

**\$715,000**

Sold Date

**10-Oct-23**

Distance

**0.36km**



## 5 COGLEY STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

**\$690,000**

Sold Date

**14-Jul-23**

Distance

**0.69km**



## 115 MANOR LAKES BOULEVARD MANOR LAKES VIC 3024

4 2 2

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**20-Mar-24**

Distance

**1.41km**

RS = Recent sale

UN = Undisclosed Sale

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