

## 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

14 IXORA CRESCENT 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2023

to

29 Feb 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

66 BREGMAN ESPLANADE MANOR LAKES VIC 3024	\$630,000	14-Dec-23
14 HAZELNUT ROAD MANOR LAKES VIC 3024	\$645,000	12-Dec-23
9 ARROWHEAD STREET MANOR LAKES VIC 3024	\$640,000	02-Feb-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: 08 March 2024



**66 BREGMAN ESPLANADE MANOR** Sold Price **\$630,000** Sold Date **14-Dec-23**  
**LAKES VIC 3024**  
 🛏️ 4 🚿 2 🚗 2 Distance **0.19km**



**14 HAZELNUT ROAD MANOR** Sold Price **\$645,000** Sold Date **12-Dec-23**  
**LAKES VIC 3024**  
 🛏️ 4 🚿 2 🚗 2 Distance **0.32km**



**9 ARROWHEAD STREET MANOR** Sold Price <sup>RS</sup> **\$640,000** Sold Date **02-Feb-24**  
**LAKES VIC 3024**  
 🛏️ 4 🚿 2 🚗 2 Distance **0.94km**



**15 ARCHER ROAD WYNDHAM** Sold Price <sup>RS</sup> **\$665,000** Sold Date **13-Feb-24**  
**VALE VIC 3024**  
 🛏️ 4 🚿 2 🚗 2 Distance **1.08km**

RS = Recent sale      UN = Undisclosed Sale

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