

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

15 AMARETTO CIRCUIT 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

\$640,000

&

\$680,000

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

17 ROSEWATER STREET MANOR LAKES VIC 3024	\$660,000	11-Dec-23
6 ERBA ROAD WYNDHAM VALE VIC 3024	\$680,000	11-Jul-23
17 SWISS WAY MANOR LAKES VIC 3024	\$665,000	14-Sep-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



17 ROSEWATER STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

^{RS} **\$660,000**

Sold Date

11-Dec-23

Distance

0.31km



6 ERBA ROAD WYNDHAM VALE VIC 3024

 2  2  2

Sold Price

\$680,000

Sold Date

11-Jul-23

Distance

0.75km



17 SWISS WAY MANOR LAKES VIC 3024

 4  2  2

Sold Price

\$665,000

Sold Date

14-Sep-23

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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