

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

17 DAWSON CRESCENT 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

\$685,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jun 2023

to

31 May 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

4 PEDDER STREET MANOR LAKES VIC 3024	\$690,000	21-Jun-24
41 FINSBURY CRESCENT MANOR LAKES VIC 3024	\$689,000	08-Apr-24
5 EDISON DRIVE WYNDHAM VALE VIC 3024	\$690,000	04-May-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: 28 June 2024

Mahesh Krishna

LICENSED ESTATE AGENT

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4 PEDDER STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

^{RS}

\$690,000

Sold Date

21-Jun-24

Distance

0.55km



41 FINSBURY CRESCENT MANOR LAKES VIC 3024

 3  2  2

Sold Price

\$689,000

Sold Date

08-Apr-24

Distance

1.56km



5 EDISON DRIVE WYNDHAM VALE VIC 3024

 4  2  2

Sold Price

\$690,000

Sold Date

04-May-24

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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