

## 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 GELATI 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

\$670,000

&

\$690,000

### 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

6 FUSION DRIVE WYNDHAM VALE VIC 3024	\$665,000	28-Feb-24
30 KALLANG ROAD WYNDHAM VALE VIC 3024	\$675,000	03-Feb-24
121 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024	\$700,000	09-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: 25 March 2024

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## 6 FUSION DRIVE WYNDHAM VALE VIC 3024

Sold Price

<sup>RS</sup>

**\$665,000**

Sold Date

**28-Feb-24**

4 2 2

Distance

**1.56km**



## 30 KALLANG ROAD WYNDHAM VALE VIC 3024

Sold Price

**\$675,000**

Sold Date

**03-Feb-24**

4 2 2

Distance

**2.8km**



## 121 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**09-Feb-24**

4 2 2

Distance

**3.08km**

RS = Recent sale

UN = Undisclosed Sale

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