

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

3 MURRUMBIDGEE STREET 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

\$625,000

&

\$660,000

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

9 ARROWHEAD STREET MANOR LAKES VIC 3024	\$640,000	02-Feb-24
10 LANDMARK CRESCENT MANOR LAKES VIC 3024	\$630,000	09-Mar-24
11 ARNHAM ROAD WYNDHAM VALE VIC 3024	\$640,000	15-Jan-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: 15 March 2024

Mahesh Krishna

LICENSED ESTATE AGENT

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9 ARROWHEAD STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

^{RS} **\$640,000**

Sold Date **02-Feb-24**

Distance **0.25km**



10 LANDMARK CRESCENT MANOR LAKES VIC 3024

3 2 2

Sold Price

^{RS} **\$630,000**

Sold Date **09-Mar-24**

Distance **0.52km**



11 ARNHAM ROAD WYNDHAM VALE VIC 3024

4 2 2

Sold Price

\$640,000

Sold Date **15-Jan-24**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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