

## 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

31 NECTAR AVENUE 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

\$950,000

&

\$980,000

### 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

8 HURON ROAD MANOR LAKES VIC 3024	\$1,020,000	01-Mar-24
895 BALLAN ROAD MANOR LAKES VIC 3024	\$900,000	14-Dec-23
11 CONNEWARRE CLOSE MANOR LAKES VIC 3024	\$960,000	27-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.~~

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**Real Estate**

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**8 HURON ROAD MANOR LAKES  
VIC 3024**

5 3 2

Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **01-Mar-24**

Distance **2.16km**



**895 BALLAN ROAD MANOR LAKES  
VIC 3024**

4 2 2

Sold Price **\$900,000** Sold Date **14-Dec-23**

Distance **1.74km**



**11 CONNEWARRE CLOSE MANOR  
LAKES VIC 3024**

4 2 5

Sold Price <sup>RS</sup> **\$960,000** Sold Date **27-Feb-24**

Distance **3.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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