

## 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

32 GROVEDALE WAY 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Apr 2023

to

31 Mar 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 AMPELON STREET MANOR LAKES VIC 3024	\$731,000	07-Nov-23
8 GROVEDALE WAY MANOR LAKES VIC 3024	\$700,000	27-Nov-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: 17 April 2024

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

M 0417 418 117

E mahesh.krishna@eview.com.au



## 6 AMPELON STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

**\$731,000**

Sold Date **07-Nov-23**

Distance

**0.07km**



## 8 GROVEDALE WAY MANOR LAKES VIC 3024

 4  2  2

Sold Price

**\$700,000**

Sold Date **27-Nov-23**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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