

## 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

36 PEDDER 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

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$451,000

Property type

Land

Suburb

Manor Lakes

Period-from

01 Oct 2022

to

30 Sep 2023

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

1 DALRYMPLE BOULEVARD MANOR LAKES VIC 3024	\$805,000	03-Jul-23
16 LEICHARDT DRIVE MANOR LAKES VIC 3024	\$787,000	30-Aug-23
38 HINDMARSH DRIVE MANOR LAKES VIC 3024	\$830,000	08-Sep-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: 12 October 2023

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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## 1 DALRYMPLE BOULEVARD MANOR LAKES VIC 3024

4 2 2

Sold Price **\$805,000** Sold Date **03-Jul-23**

Distance **0.38km**



## 16 LEICHARDT DRIVE MANOR LAKES VIC 3024

4 2 2

Sold Price <sup>RS</sup> **\$787,000** Sold Date **30-Aug-23**

Distance **0.77km**



## 38 HINDMARSH DRIVE MANOR LAKES VIC 3024

4 2 2

Sold Price <sup>RS</sup> **\$830,000** Sold Date **08-Sep-23**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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