

# 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 38 Weavers 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)

Price Range

\$570,000

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\$580,000

### Median sale price

Median price

\$605,500

Property Type

House

Suburb

Manor Lakes (3024)

Period - From

01/01/2023

to

31/03/2023

Source

REIV

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
7 WEAVERS STREET, MANOR LAKES VIC 3024	\$550,000	06/10/2022
16 CARDINIA GROVE, MANOR LAKES VIC 3024	\$580,000	03/11/2023
57 ELTHAM PARADE, MANOR LAKES VIC 3024	\$568,000	28/08/2022

This Statement of Information was prepared on: 15/05/2023