

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

4 BLACKBERRY 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

\$745,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Land

Suburb

Manor Lakes

Period-from

01 Aug 2022

to

31 Jul 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

34 APORUM AVENUE WYNDHAM VALE VIC 3024	\$750,000	02-May-22
3 MIDEWIN WAY WYNDHAM VALE VIC 3024	\$740,000	22-Mar-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.

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34 APORUM AVENUE WYNDHAM VALE VIC 3024

 4  2  2

Sold Price

\$750,000

Sold Date **02-May-22**

Distance **2.13km**



3 MIDEWIN WAY WYNDHAM VALE VIC 3024

 5  3  2

Sold Price

\$740,000

Sold Date **22-Mar-23**

Distance **2.21km**

RS = Recent sale

UN = Undisclosed Sale

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