

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 PEDDER 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

\$680,000

&

\$700,000

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

54 PEDDER STREET MANOR LAKES VIC 3024	\$696,000	15-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: 11 April 2024

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54 PEDDER STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price **\$696,000** Sold Date **15-Nov-23**

Distance **0.45km**



8 GROVEDALE WAY MANOR LAKES VIC 3024

 4  2  2

Sold Price **\$700,000** Sold Date **27-Nov-23**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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