



STATEMENT OF INFORMATION

4 RICOTTA ROAD, MANOR LAKES, VIC-3024

PREPARED BY RAJEEV KOCHHAR, WHITE LOTUS PROPERTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 RICOTTA ROAD, MANOR LAKES, VIC

 4  2  2

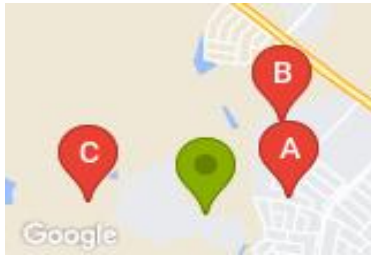
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$820,000 to \$880,000

Provided by: Rajeev Kochhar, White Lotus Property Group

MEDIAN SALE PRICE



MANOR LAKES, VIC, 3024

Suburb Median Sale Price (House)

\$640,000

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

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.



26 HOLYOAKE PDE, MANOR LAKES, VIC 3024

 4  2  2

Sale Price

***\$690,000**

Sale Date: 19/04/2024

Distance from Property: 548m



25 HONEYCOMB AVE, MANOR LAKES, VIC

 4  2  2

Sale Price

***\$792,000**

Sale Date: 20/03/2024

Distance from Property: 820m



21 SEMOLINA ST, MANOR LAKES, VIC 3024

 4  2  2

Sale Price

\$847,500

Sale Date: 24/02/2024

Distance from Property: 769m



This report has been compiled on 20/05/2024 by White Lotus Property Group. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

4 RICOTTA ROAD, MANOR LAKES, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$820,000 to \$880,000


Median sale price

Median price: \$640,000

Property type: House

Suburb: MANOR LAKES

Period: 01 April 2023 to 31 March 2024

Source: 

Comparable property sales

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
26 HOLYOAKE PDE, MANOR LAKES, VIC 3024	*\$690,000	19/04/2024
25 HONEYCOMB AVE, MANOR LAKES, VIC 3024	*\$792,000	20/03/2024
21 SEMOLINA ST, MANOR LAKES, VIC 3024	\$847,500	24/02/2024

This Statement of Information was prepared on: 20/05/2024