

## 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

40 LANCEWOOD ROAD 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

\$535,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Sep 2022

to

31 Aug 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

102 KINGLAKE DRIVE MANOR LAKES VIC 3024	\$550,000	24-Aug-23
10 LAMBERTIA CRESCENT MANOR LAKES VIC 3024	\$540,000	19-Aug-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: 15 September 2023

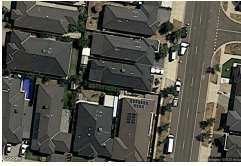
# Mahesh Krishna

LICENSED ESTATE AGENT

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## 102 KINGLAKE DRIVE MANOR LAKES VIC 3024

 3  2  1

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**24-Aug-23**

Distance

**0.24km**



## 10 LAMBERTIA CRESCENT MANOR LAKES VIC 3024

 3  2  1

Sold Price

<sup>RS</sup>

**\$540,000**

Sold Date

**19-Aug-23**

Distance

**0.22km**

RS = Recent sale

UN = Undisclosed Sale

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