

## 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

439 MARACANA AVENUE 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

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$369,000

Property type

Land

Suburb

Manor Lakes

Period-from

01 Jun 2023

to

31 May 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

427 MARACANA AVENUE MANOR LAKES VIC 3024	\$409,000	22-Jun-23
441 MARACANA AVENUE MANOR LAKES VIC 3024	\$345,000	04-May-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: 19 June 2024

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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## 427 MARACANA AVENUE MANOR LAKES VIC 3024

Sold Price

**\$409,000**

Sold Date

**22-Jun-23**

4 4 -

Distance

**0.09km**



## 441 MARACANA AVENUE MANOR LAKES VIC 3024

Sold Price

**\$345,000**

Sold Date

**04-May-23**

4 2 -

Distance

**0.01km**

RS = Recent sale

UN = Undisclosed Sale

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