

## 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

46 YELLOW GUM WAY 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2023

to

29 Feb 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

4 MANIFERA CLOSE MANOR LAKES VIC 3024	\$635,000	31-Oct-23
9 ARROWHEAD STREET MANOR LAKES VIC 3024	\$640,000	15-Jan-24
11 CANONS CRESCENT MANOR LAKES VIC 3024	\$650,000	04-Mar-24

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: 26 March 2024

# Mahesh Krishna

LICENSED ESTATE AGENT

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## 4 MANIFERA CLOSE MANOR LAKES VIC 3024

3 2 2

Sold Price **\$635,000** Sold Date **31-Oct-23**

Distance **0.57km**



## 9 ARROWHEAD STREET MANOR LAKES VIC 3024

4 2 2

Sold Price **\$640,000** Sold Date **15-Jan-24**

Distance **1.34km**



## 11 CANONS CRESCENT MANOR LAKES VIC 3024

4 2 2

Sold Price <sup>RS</sup> **\$650,000** Sold Date **04-Mar-24**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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