# 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

#### 47 HAWKSTONE ROAD MANOR LAKES VIC 3024

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	- <u>100000</u>	&	\$550,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$640,000	Property type	House	Suburb	Manor Lakes		

29 Feb 2024

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2023

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.

to

Address of comparable property	Price	Date of sale	
68 ELTHAM PARADE MANOR LAKES VIC 3024	\$525,000	25-Sep-23	
17 PAPAYA WALK MANOR LAKES VIC 3024	\$520,000	08-Nov-23	
20 CASSATA ROAD MANOR LAKES VIC 3024	\$543,000	20-Feb-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: 05 March 2024



Corelogic

consumer.vic.gov.au

## Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

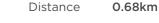
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68 ELTHAM PARADE MANOR LAKES VIC 3024		Sold Price	\$525,000	Sold Date	25-Sep-23
🛱 3	<b>⇔</b> 1			Distance	0.08km
17 PAPAYA W/ VIC 3024	ALK MANOR LAKES	Sold Price	\$520,000	Sold Date	08-Nov-23

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20 CAS VIC 302		OAD MANOR LAKES So	old Price <b>*\$543,000</b>	Sold Date	20-Feb-24
昌 3	2 🚔	⇔ <sup>1</sup>		Distance	0.75km

RS = Recent sale UN = Undisclosed Sale

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