

## 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

6 AMPELON STREET 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$451,000

Property type

Land

Suburb

Manor Lakes

Period-from

01 Oct 2022

to

30 Sep 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

20 HAZELNUT ROAD MANOR LAKES VIC 3024	\$707,000	11-Oct-23
6 BUFFALO CRESCENT MANOR LAKES VIC 3024	\$750,000	21-Jul-23
85 HOLYOAKE PARADE MANOR LAKES VIC 3024	\$727,000	11-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: 26 October 2023

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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## 20 HAZELNUT ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price

<sup>RS</sup> **\$707,000**

Sold Date

**11-Oct-23**

Distance

**0.63km**



## 6 BUFFALO CRESCENT MANOR LAKES VIC 3024

4 2 2

Sold Price

**\$750,000**

Sold Date

**21-Jul-23**

Distance

**1.01km**



## 85 HOLYOAKE PARADE MANOR LAKES VIC 3024

4 2 2

Sold Price

**\$727,000**

Sold Date

**11-May-23**

Distance

**1.11km**

RS = Recent sale

UN = Undisclosed Sale

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