

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

7 SPEARMINT BOULEVARD MANOR LAKES VIC 3024

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,000

Property type

Land

Suburb

Manor Lakes

Period-from

01 May 2023

to

30 Apr 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

LOT 1111 HOGANS ROAD TARNEIT VIC 3029	\$488,900	14-Jan-24
6 ENDEAVOUR WAY WYNDHAM VALE VIC 3024	\$505,000	02-Jun-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: 28 May 2024

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**LOT 1111 HOGANS ROAD TARNEIT
VIC 3029**

Sold Price

\$488,900

Sold Date

14-Jan-24

 5  5  -

Distance

4.28km



**6 ENDEAVOUR WAY WYNDHAM
VALE VIC 3024**

Sold Price

\$505,000

Sold Date

02-Jun-23

 3  -  -

Distance

4.43km

RS = Recent sale

UN = Undisclosed Sale

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