

# 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 Swiss 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)

Range between \$550,000 & \$570,000

### Median sale price

Median price \$630,000 Property Type House Suburb Manor Lakes

Period - From 28/07/2022 to 27/07/2023 Source REIV

### 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 six 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 9 Custard Way MANOR LAKES 3024    | \$600,000 | 24/04/2023   |
| 2 | 42 Amaretto Cirt MANOR LAKES 3024 | \$580,000 | 21/03/2023   |
| 3 | 103 Stanmore Cr WYNDHAM VALE 3024 | \$550,000 | 26/05/2023   |

**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 six months.~~

This Statement of Information was prepared on:

28/07/2023 14:45

Mitchal Towns  
0416 141 990  
mitchaltowns@theagency.com.au



4 2 2

**Property Type:** house  
**Land Size:** 511 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$570,000  
**Median House Price**  
28/07/2022 - 27/07/2023: \$630,000

## Comparable Properties



**9 Custard Way MANOR LAKES 3024 (REI/VG)** Agent Comments

4 2 2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 24/04/2023  
**Property Type:** House  
**Land Size:** 346 sqm approx

**42 Amaretto Cirt MANOR LAKES 3024 (VG)** Agent Comments

4 - -

**Price:** \$580,000  
**Method:** Sale  
**Date:** 21/03/2023  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx



**103 Stanmore Cr WYNDHAM VALE 3024 (REI)** Agent Comments

4 2 2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 26/05/2023  
**Property Type:** House

**Account - The Agency Port Phillip** | P: 03 8578 0388