

## 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

9 ARROWHEAD 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2022

to

31 Oct 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

5 BLOWERING STREET MANOR LAKES VIC 3024	\$652,000	06-Sep-23
5 MACKAY ROAD MANOR LAKES VIC 3024	\$660,000	06-Oct-23
21 YARRAMAN ROAD MANOR LAKES VIC 3024	\$662,500	02-Nov-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: 20 November 2023

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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## 5 BLOWERING STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

<sup>RS</sup>

**\$652,000**

Sold Date

**06-Sep-23**

Distance

**0.11km**



## 5 MACKAY ROAD MANOR LAKES VIC 3024

 4  2  2

Sold Price

<sup>RS</sup>

**\$660,000**

Sold Date

**06-Oct-23**

Distance

**0.61km**



## 21 YARRAMAN ROAD MANOR LAKES VIC 3024

 3  2  4

Sold Price

<sup>RS</sup>

**\$662,500**

Sold Date

**02-Nov-23**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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