

# STATEMENT OF INFORMATION

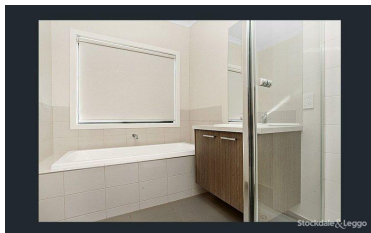
9 EDWIN CLOSE, MANOR LAKES, VIC 3024

PREPARED BY RICHI PAL, PHONE: 0433148755



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 EDWIN CLOSE, MANOR LAKES, VIC 3024**  4  2  2

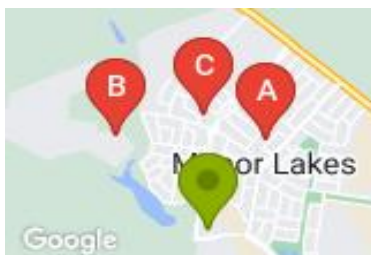
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$640,000 to \$670,000**

Provided by: Richi Pal, Stockdale & Leggo Laverton / Altona / Point Cook

## MEDIAN SALE PRICE



### MANOR LAKES, VIC, 3024

Suburb Median Sale Price (House)

**\$650,000**

01 April 2023 to 30 September 2023

Provided by: 

## COMPARABLE PROPERTIES

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.



**19 FINSBURY CRES, MANOR LAKES, VIC 3024**

 4  2  2

Sale Price

**\$602,000**

Sale Date: 02/03/2023

Distance from Property: 752m



**16 BISCOTTI CRES, MANOR LAKES, VIC 3024**

 4  2  2

Sale Price

**\$672,000**

Sale Date: 15/08/2023

Distance from Property: 903m



**17 SWISS WAY, MANOR LAKES, VIC 3024**

 4  2  2

Sale Price

**\$665,000**

Sale Date: 14/09/2023

Distance from Property: 827m



This report has been compiled on 27/11/2023 by Stockdale & Leggo Laverton / Altona / Point Cook. Property Data Solutions Pty Ltd 2023 -

[www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

9 EDWIN CLOSE, MANOR LAKES, VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$640,000 to \$670,000

### Median sale price

Median price

\$650,000

Property type

House

Suburb

MANOR LAKES

Period

01 April 2023 to 30 September 2023

Source

pricfinder

### Comparable property sales

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

19 FINSBURY CRES, MANOR LAKES, VIC 3024	\$602,000	02/03/2023
16 BISCOTTI CRES, MANOR LAKES, VIC 3024	\$672,000	15/08/2023
17 SWISS WAY, MANOR LAKES, VIC 3024	\$665,000	14/09/2023

This Statement of Information was prepared on:

27/11/2023