

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 PEPPERMINT CRESCENT 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

\$535,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jan 2023

to

31 Dec 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

9 THEA CLOSE WYNDHAM VALE VIC 3024	\$555,000	27-Jul-23
36 FIRECREST ROAD MANOR LAKES VIC 3024	\$580,000	12-Dec-23
106 ELTHAM PARADE MANOR LAKES VIC 3024	\$552,000	20-Dec-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: 02 January 2024

Mahesh Krishna

LICENSED ESTATE AGENT

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9 THEA CLOSE WYNDHAM VALE VIC 3024

3 2 1

Sold Price

\$555,000

Sold Date

27-Jul-23

Distance

1.31km



36 FIRECREST ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price

^{RS} **\$580,000**

Sold Date

12-Dec-23

Distance

2.14km



106 ELTHAM PARADE MANOR LAKES VIC 3024

3 2 1

Sold Price

^{RS} **\$552,000**

Sold Date

20-Dec-23

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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