

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 STRAWBERRY ROAD 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

\$635,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Sep 2022

to

31 Aug 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

| | | |
|---|-----------|-----------|
| 16 BISCOTTI CRESCENT MANOR LAKES VIC 3024 | \$672,000 | 30-Aug-23 |
| 46 LANCEWOOD ROAD MANOR LAKES VIC 3024 | \$630,000 | 17-Jul-23 |
| 42 ELTHAM PARADE MANOR LAKES VIC 3024 | \$640,000 | 08-Aug-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 September 2023

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

M 0417 418 117

E mahesh.krishna@eview.com.au



16 BISCOTTI CRESCENT MANOR LAKES VIC 3024

4 2 2

Sold Price

RS

\$672,000

Sold Date **30-Aug-23**

Distance **0.57km**



46 LANCEWOOD ROAD MANOR LAKES VIC 3024

3 2 2

Sold Price

\$630,000

Sold Date **17-Jul-23**

Distance **0.83km**



42 ELTHAM PARADE MANOR LAKES VIC 3024

4 2 2

Sold Price

\$640,000

Sold Date **08-Aug-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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