

## 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

EARLVILLE 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) (\*Delete single price or range as applicable)

Single Price

\$355,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

Property type

Land

Suburb

Manor Lakes

Period-from

01 Jul 2022

to

30 Jun 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

11 SHERBROOK DRIVE MAMBOURIN VIC 3024	\$329,000	31-Mar-22
54 CRADLE CIRCUIT MANOR LAKES VIC 3024	\$380,000	02-Feb-22
36 MAGGIE CRESCENT MAMBOURIN VIC 3024	\$359,000	08-Mar-22

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: 24 July 2023



**11 SHERBROOK DRIVE  
MAMBOURIN VIC 3024**

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Sold Price **\$329,000** Sold Date **31-Mar-22**

Distance **0.46km**



**54 CRADLE CIRCUIT MANOR  
LAKES VIC 3024**

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Sold Price **\$380,000** Sold Date **02-Feb-22**

Distance **0.43km**



**36 MAGGIE CRESCENT  
MAMBOURIN VIC 3024**

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Sold Price **\$359,000** Sold Date **08-Mar-22**

Distance **1.89km**

RS = Recent sale      UN = Undisclosed Sale

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