

## 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

10 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

or range  
between

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Other

Suburb

Manor Lakes

Period-from

01 Oct 2023

to

30 Sep 2024

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

LOT 2315 SUSTAIN STREET MAMBOURIN VIC 3024	\$360,000	20-Jun-24
LOT 2136 MORANT STREET MAMBOURIN VIC 3024	\$365,000	15-May-24
LOT 349 JUMP STREET MANOR LAKES VIC 3024	\$350,000	09-Apr-24

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: 03 October 2024

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**LOT 2315 SUSTAIN STREET  
MAMBOURIN VIC 3024**

4 2 -

Sold Price **\$360,000** Sold Date **20-Jun-24**

Distance **1.53km**



**LOT 2136 MORANT STREET  
MAMBOURIN VIC 3024**

- - -

Sold Price **\$365,000** Sold Date **15-May-24**

Distance **1.74km**



**LOT 349 JUMP STREET MANOR  
LAKES VIC 3024**

- - -

Sold Price **\$350,000** Sold Date **09-Apr-24**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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