

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

5 FUDGE STREET 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2022

to

31 Oct 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

6 TRUFFLE CIRCUIT MANOR LAKES VIC 3024	\$700,000	03-Aug-23
16 BISCOTTI CRESCENT MANOR LAKES VIC 3024	\$672,000	15-Aug-23
12 HONEYBLOSSOM STREET MANOR LAKES VIC 3024	\$650,000	08-Jun-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.~~

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**6 TRUFFLE CIRCUIT MANOR
LAKES VIC 3024**

4 2 2

Sold Price **\$700,000** Sold Date **03-Aug-23**

Distance **0.58km**



**16 BISCOTTI CRESCENT MANOR
LAKES VIC 3024**

4 2 2

Sold Price **\$672,000** Sold Date **15-Aug-23**

Distance **0.71km**



**12 HONEYBLOSSOM STREET
MANOR LAKES VIC 3024**

4 2 2

Sold Price **\$650,000** Sold Date **08-Jun-23**

Distance **1.03km**



**17 SWISS WAY MANOR LAKES VIC
3024**

4 2 2

Sold Price **\$665,000** Sold Date **14-Sep-23**

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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