

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

1 Koomba 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$594,255

Property type

House

Suburb

Manor Lakes

Period-from

01 Feb 2021

to

31 Jan 2022

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

23 Heathcote Road Manor Lakes VIC 3024	\$695,000	15-Nov-21
7 Fawkner Road Manor Lakes VIC 3024	\$686,000	02-Dec-21

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: 08 February 2022



23 Heathcote Road Manor Lakes VIC 3024

 4  2  2

Sold Price

\$695,000

Sold Date

15-Nov-21

Distance

0.13km



7 Fawkner Road Manor Lakes VIC 3024

 4  2  2

Sold Price

^{RS} **\$686,000**

Sold Date

02-Dec-21

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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