

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

7 GAIRDNER 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

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Apr 2021

to

31 Mar 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

42 BONHAMS CIRCUIT MANOR LAKES VIC 3024	\$700,000	16-Feb-22
36 BONHAMS CIRCUIT MANOR LAKES VIC 3024	\$710,000	05-Apr-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: 21 April 2022

**42 BONHAMS CIRCUIT MANOR
LAKES VIC 3024**

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Sold Price **\$700,000** Sold Date **16-Feb-22**Distance **0.09km****36 BONHAMS CIRCUIT MANOR
LAKES VIC 3024**

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Sold Price ^{RS} **\$710,000** Sold Date **05-Apr-22**Distance **0.12km****RS** = Recent sale**UN** = Undisclosed Sale

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