

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

4 RADIATA CLOSE 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,750

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2022

to

28 Feb 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

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 19 DAWSON CRESCENT MANOR LAKES VIC 3024 | \$660,000 | 25-Jan-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.

This Statement of Information was prepared on: 14 March 2023

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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19 DAWSON CRESCENT MANOR LAKES VIC 3024

4 2 2

Sold Price

\$660,000

Sold Date

25-Jan-23

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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