

## 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

23 HOLLOWAY STREET 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Manor Lakes

Period-from

01 May 2022

to

30 Apr 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

22 URALLA STREET MANOR LAKES VIC 3024	\$610,000	11-May-23
26 DROVER AVENUE MANOR LAKES VIC 3024	\$620,000	25-Mar-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: 19 May 2023

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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**22 URALLA STREET MANOR LAKES VIC 3024** Sold Price

<sup>RS</sup> **\$610,000** Sold Date **11-May-23**

4 2 2

Distance **0.36km**



**26 DROVER AVENUE MANOR LAKES VIC 3024**

Sold Price **\$620,000** Sold Date **25-Mar-23**

4 2 2

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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