

## 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

113 EUREKA DRIVE 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

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Dec 2022

to

30 Nov 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 AMPELON STREET MANOR LAKES VIC 3024	\$731,000	21-Nov-23
36 PEDDER STREET MANOR LAKES VIC 3024	\$765,000	01-Dec-23
6 BUFFALO CRESCENT MANOR LAKES VIC 3024	\$750,000	21-Jul-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: 29 December 2023

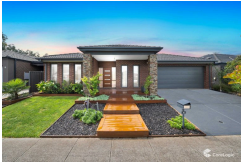
# Mahesh Krishna

LICENSED ESTATE AGENT

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## 6 AMPELON STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

<sup>RS</sup> **\$731,000**

Sold Date **21-Nov-23**

Distance **0.17km**



## 36 PEDDER STREET MANOR LAKES VIC 3024

5 2 2

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date **01-Dec-23**

Distance **0.45km**



## 6 BUFFALO CRESCENT MANOR LAKES VIC 3024

4 2 2

Sold Price

**\$750,000**

Sold Date **21-Jul-23**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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