

## 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

9 CORNUBIA ROAD 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2024

to

28 Feb 2025

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

3 ORVALIA ROAD MANOR LAKES VIC 3024	\$620,000	20-Feb-25
24 YANG ROAD MAMBOURIN VIC 3024	\$620,000	14-Jan-25
29 DRYANDRA STREET MANOR LAKES VIC 3024	\$627,000	30-Jan-25

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: 25 March 2025

# Mahesh Krishna

LICENSED ESTATE AGENT

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## 3 ORVALIA ROAD MANOR LAKES VIC 3024

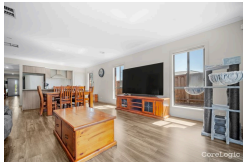
3 2 2

Sold Price

**\$620,000**

Sold Date **20-Feb-25**

Distance **0.14km**



## 24 YANG ROAD MAMBOURIN VIC 3024

4 2 2

Sold Price

Sold Date **14-Jan-25**

Distance **1.78km**



## 29 DRYANDRA STREET MANOR LAKES VIC 3024

4 2 -

Sold Price

**\$627,000**

Sold Date **30-Jan-25**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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