

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 Cardinia Grove, Manor Lakes, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$635,000 & \$650,000

Median sale price

Median price \$586,000 Property Type House Suburb Manor Lakes (3024)

Period - From 01/04/2020 to 30/06/2020 Source REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
31 BERTIE STREET, MANOR LAKES VIC 3024	\$610,000	14/07/2020
31 CLEMATIS CRESCENT, MANOR LAKES VIC 3024	\$655,000	30/01/2019
130 EUREKA DRIVE, MANOR LAKES VIC 3024	\$645,000	12/03/2019

This Statement of Information was prepared on: 12/09/2020