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	7 Balcombe Drive 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	$620,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	House	Suburb	Manor Lakes
Period-from	01 Oct 2020	to	30 Sep 2021	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 Toolibin Street Manor Lakes VIC 3024	$640,350	25-Apr-21
12 Toolibin Street Manor Lakes VIC 3024	$650,000	05-Oct-21
10 Shire Street Manor Lakes VIC 3024	$634,000	15-Jun-21

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: 22 October 2021

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6 Toolibin Street Manor Lakes VIC 3024

4 2 2

Sold Price **$640,350** Sold Date **25-Apr-21**

Distance **0.15km**



12 Toolibin Street Manor Lakes VIC 3024

4 2 2

Sold Price RS **$650,000** Sold Date **05-Oct-21**

Distance **0.18km**



10 Shire Street Manor Lakes VIC 3024

4 2 2

Sold Price **$634,000** Sold Date **15-Jun-21**

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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