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	35 Clematis Crescent 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	$880,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	House	Suburb	Manor Lakes
Period-from	01 Jan 2021	to	31 Dec 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.

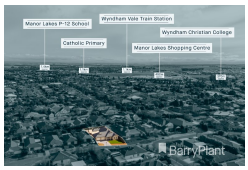
Address of comparable property	Price	Date of sale
17 Paddington Grove Wyndham Vale VIC 3024	$900,000	20-Oct-21
34 Rondo Drive Manor Lakes VIC 3024	$820,000	02-Sep-21
10 Connewarre Close Manor Lakes VIC 3024	$750,000	28-Aug-21

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: 07 January 2022

Trish Farquer
P 03 9742 7557
M 0422679019
E trish.farquer@obre.com.au



17 Paddington Grove Wyndham Vale VIC 3024

4 2 2

Sold Price RS $900,000 Sold Date 20-Oct-21

Distance 1.97km



34 Rondo Drive Manor Lakes VIC 3024

4 2 2

Sold Price $820,000 Sold Date 02-Sep-21

Distance 1.08km



10 Connewarre Close Manor Lakes VIC 3024

3 2 6

Sold Price $750,000 Sold Date 28-Aug-21

Distance 1.71km



14 Buloke Avenue Manor Lakes VIC 3024

4 2 2

Sold Price $740,000 Sold Date 20-Sep-21

Distance 1.54km

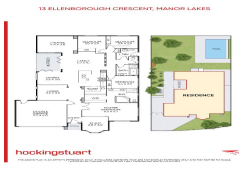


43 Hindmarsh Drive Manor Lakes VIC 3024

4 2 2

Sold Price $720,000 Sold Date 02-Sep-21

Distance 1.68km



13 Ellenborough Crescent Manor Lakes VIC 3024

4 2 2

Sold Price Sold Date 04-Sep-21

Distance 1.03km

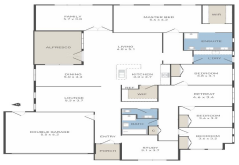
RS = Recent sale **UN** = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2021 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.

Trish Farquer
P 03 9742 7557
M 0422679019
E trish.farquer@obre.com.au



38 Pedder Street Manor Lakes VIC 3024

4 2 2

Sold Price **$710,000** Sold Date **02-Aug-21**

Distance **0.51km**

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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2021 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.