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: 42 Howqua Way 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: $650,000 | &: $680,000

Median sale price

(*Delete house or unit as applicable)

Median Price: $333,000 | Property type: Land | Suburb: Manor Lakes

Period-from: 01 Feb 2021 | to: 31 Jan 2022 | 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
14 Melliodora Court Manor Lakes VIC 3024	$615,000	15-Nov-21
38 Pedder Street Manor Lakes VIC 3024	$710,000	02-Aug-21
13 Barcoo Street Manor Lakes VIC 3024	$600,000	06-Sep-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: 01 February 2022

CONSUMER AFFAIRS VICTORIA