

Manpreet Singh
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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Dewberry Street Manor Lakes VIC 3024

 4  2  2

Indicative Selling Price

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

Single Price \$590,000

Median Sale Price

\$529,500 Houses in Manor lakes between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



37 Honeycomb Avenue Manor Lakes VIC 3024

 4  2  2

Sold Price **\$562,000** Sold Date **26-Oct-18**

Distance **0.17km**

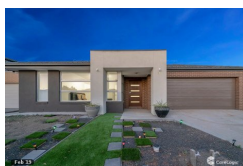


17 Spearmint Boulevard Manor Lakes VIC 3024

 4  2  2

Sold Price **\$627,000** Sold Date **29-Nov-18**

Distance **0.2km**



13 Hazelnut Road Manor Lakes VIC 3024

 4  2  2

Sold Price ^{RS} **\$595,000** Sold Date **16-Apr-19**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale




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6 Nutmeg Parade Manor Lakes VIC 3024 Sold Price **\$525,000** Sold Date **22-Oct-18**
Distance **0.24km**
 4  2  2






16 Holyoake Parade Manor Lakes VIC 3024 Sold Price **\$594,000** Sold Date **23-Jan-19**
Distance **0.35km**
 4  2  2






20 Edenvale Street Manor Lakes VIC 3024 Sold Price **\$500,000** Sold Date **12-Feb-19**
Distance **0.53km**
 4  2  2



4 Yarrambat Street Manor Lakes VIC 3024 Sold Price **\$526,000** Sold Date **27-Nov-18**
Distance **0.59km**
 4  2  2



9 Bindarri Road Manor Lakes VIC 3024 Sold Price **\$565,000** Sold Date **10-Dec-18**
Distance **0.59km**
 4  2  2

RS = Recent sale UN = Undisclosed Sale

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STATEMENT OF INFORMATION

Prepared on 16 May 2019

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148 Eureka Drive Manor Lakes VIC 3024 Sold Price **\$570,000** Sold Date **03-Dec-18**

4 2 2

Distance **0.67km**

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