

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

9 Bindarri Road, Manor Lakes Vic 3024

Indicative selling price

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

Single price

\$652,500

Median sale price

Median price

\$630,000

Property Type

House

Suburb

Manor Lakes

Period - From

18/05/2022

to

17/05/2023

Source

REIV

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 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
1	44 Butterscotch Esp MANOR LAKES 3024	\$663,000	23/11/2022
2	5 Treacle Rd MANOR LAKES 3024	\$653,000	12/12/2022
3	20 Medlar Av MANOR LAKES 3024	\$650,000	09/01/2023

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 six months.~~

This Statement of Information was prepared on:

18/05/2023 15:35



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Property Type: House (Res)

Land Size: 448 sqm approx

Agent Comments

Indicative Selling Price

\$652,500

Median House Price

18/05/2022 - 17/05/2023: \$630,000

Comparable Properties



44 Butterscotch Esp MANOR LAKES 3024 (REI/VG)

Agent Comments

 4  2  2

Price: \$663,000

Method: Private Sale

Date: 23/11/2022

Property Type: House

Land Size: 405 sqm approx



5 Treacle Rd MANOR LAKES 3024 (REI/VG)

Agent Comments

 4  2  2

Price: \$653,000

Method: Private Sale

Date: 12/12/2022

Property Type: House

Land Size: 392 sqm approx

20 Medlar Av MANOR LAKES 3024 (VG)

Agent Comments

 4  -  -

Price: \$650,000

Method: Sale

Date: 09/01/2023

Property Type: House (Res)

Land Size: 400 sqm approx