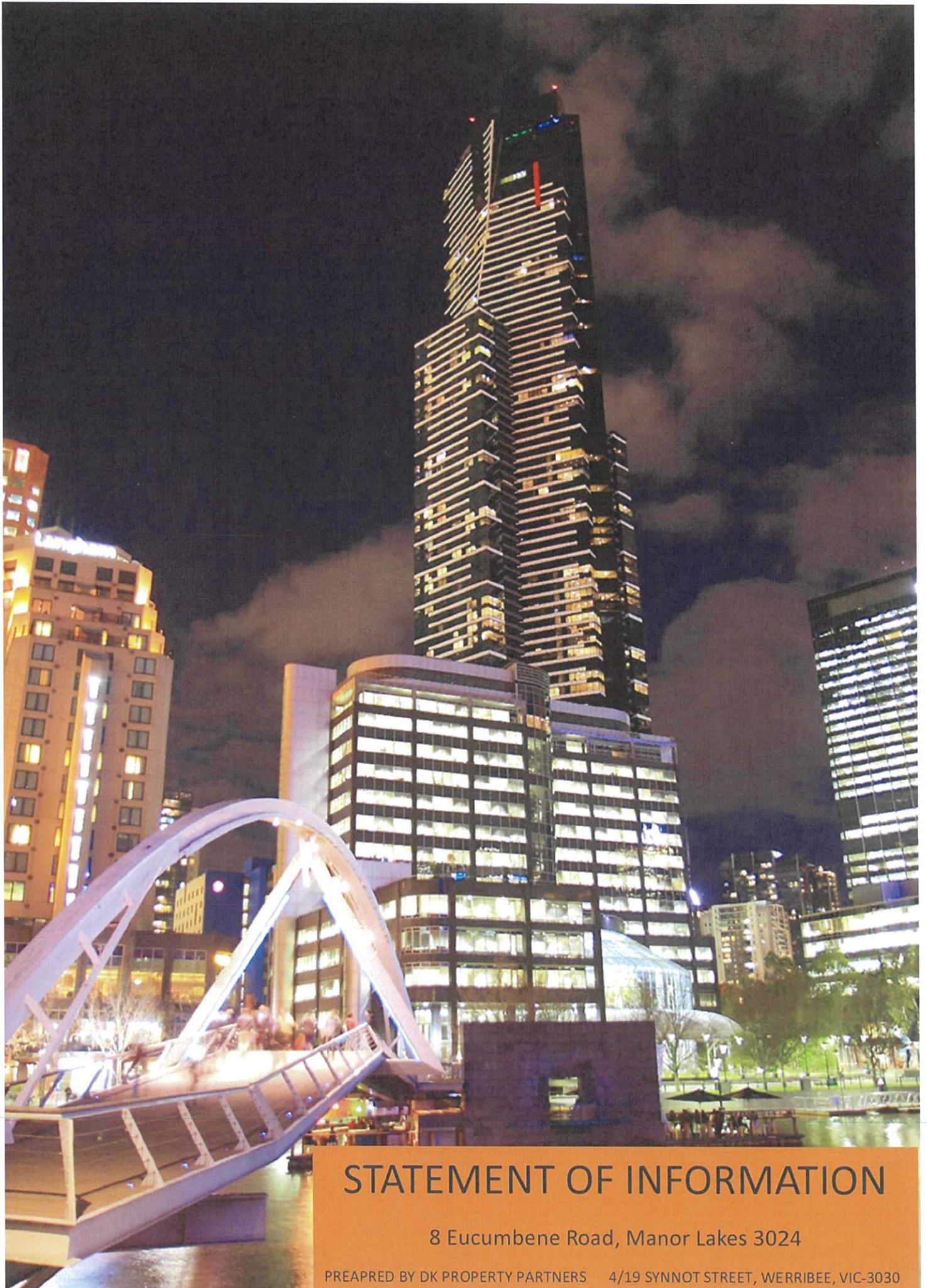




STATEMENT OF INFORMATION

8 Eucumbene Road, Manor Lakes 3024

PREPARED BY DK PROPERTY PARTNERS 4/19 SYNNOT STREET, WERRIBEE, VIC-3030

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

8 Eucumbene Road 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$594,255

Property type

House

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

7 Radiata Close Manor Lakes VIC 3024	\$705,000	24-Sep-21
12 Clematis Crescent Manor Lakes VIC 3024	\$650,000	25-Oct-21
15 Yarra Gum Road Manor Lakes VIC 3024	\$745,000	01-Nov-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: 02 February 2022

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7 Radiata Close Manor Lakes VIC 3024

4 2 2

Sold Price

\$705,000

Sold Date

24-Sep-21

Distance

0.59km



12 Clematis Crescent Manor Lakes VIC 3024

4 2 2

Sold Price

\$650,000

Sold Date

25-Oct-21

Distance

0.9km



15 Yarra Gum Road Manor Lakes VIC 3024

4 2 2

Sold Price

\$745,000

Sold Date

01-Nov-21

Distance

0.53km



38 Pedder Street Manor Lakes VIC 3024

4 2 2

Sold Price

\$710,000

Sold Date

02-Aug-21

Distance

0.51km



13 Ellenborough Crescent Manor Lakes VIC 3024

4 2 2

Sold Price

\$720,000

Sold Date

04-Sep-21

Distance

0.18km



4 Eucumbene Road Manor Lakes VIC 3024

4 2 3

Sold Price

\$727,000

Sold Date

27-Jun-21

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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