

## 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

19 KUTJERA STREET MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 May 2024

to

30 Apr 2025

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 KUMARA DRIVE MANOR LAKES VIC 3024	\$600,000	20-Jan-25
11 TECOMA STREET MANOR LAKES VIC 3024	\$610,000	19-Mar-25
29 DRYANDRA STREET MANOR LAKES VIC 3024	\$627,000	30-Jan-25

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: 16 May 2025



## 7 KUMARA DRIVE MANOR LAKES VIC 3024

Sold Price

**\$600,000**

Sold Date

**20-Jan-25**



4



2



2

Distance

**0.1km**



## 11 TECOMA STREET MANOR LAKES VIC 3024

Sold Price

**\$610,000**

Sold Date

**19-Mar-25**



4



2



2

Distance

**0.17km**



## 29 DRYANDRA STREET MANOR LAKES VIC 3024

Sold Price

**\$627,000**

Sold Date

**30-Jan-25**



4



2



-

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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