

A yellow bicycle with a brown leather saddle and handlebars is parked on a paved surface. The bicycle has a white wire basket on the front handlebars, filled with pink flowers and greenery. It is positioned in front of a white picket fence with decorative white posts. The background shows a blurred street scene with trees and buildings.

RayWhite.

**Statement
of
information**

23 CYAD WAY, MANOR LAKES, VIC 3024

PREPARED BY MAYUR GADHVI, RAY WHITE POINT COOK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 CYAD WAY, MANOR LAKES, VIC 3024



Indicative Selling Price

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

Price Range: **\$325,000 to \$345,000**

Provided by: Mayur Gadhvi, Ray White Point Cook

MEDIAN SALE PRICE



MANOR LAKES, VIC, 3024

Suburb Median Sale Price (Vacant Land)

\$350,000

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8 CYAD WAY, MANOR LAKES, VIC 3024



Sale Price

\$306,000

Sale Date: 24/01/2024

Distance from Property: 91m



27 CYAD WAY, MANOR LAKES, VIC 3024



Sale Price

\$342,000

Sale Date: 25/02/2024

Distance from Property: 31m



21 DRYANDRA ST, MANOR LAKES, VIC 3024



Sale Price

\$289,000

Sale Date: 07/04/2024

Distance from Property: 153m



This report has been compiled on 02/07/2024 by Ray White Point Cook. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

23 CYAD WAY, MANOR LAKES, VIC 3024

Indicative selling price

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

Price Range:

\$325,000 to \$345,000

Median sale price

Median price

\$350,000

Property type

Vacant Land

Suburb

MANOR LAKES

Period

01 July 2023 to 30 June 2024

Source

 pricfinder

Comparable property sales

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

8 CYAD WAY, MANOR LAKES, VIC 3024	\$306,000	24/01/2024
27 CYAD WAY, MANOR LAKES, VIC 3024	\$342,000	25/02/2024
21 DRYANDRA ST, MANOR LAKES, VIC 3024	\$289,000	07/04/2024

This Statement of Information was prepared on:

02/07/2024