



Statement of Information

Sections 47AF of the Estate Agents Act 1980

40 Firecrest Road, Manor Lakes 3024

Indicative selling price

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

Single price \$509,950

Median sale price

Median **House** for **Manor Lakes** for period **Nov 2016 - Oct 2017**

Sourced from **RPDATA Core logic**.

\$457,750

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

13 Cogley Street,
Manor Lakes 3024

Price **\$525,000** Sold 25 September 2017

5 Edenvale Street,
Manor Lakes 3024

Price **\$480,000** Sold 19 October 2017

5 Grovedale Way,
Manor Lakes 3024

Price **\$490,000** Sold 07 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RPDATA Core logic.

House



4 beds




2 baths



2 parking

Contact agents

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