

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 58 Eltham Parade, Manor Lakes 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$490,000 - \$520,000**

### Median sale price

Median **House** for **Manor Lakes** for period **Jun 2018 - Sep 2018**

Sourced from **Core Logic RP Data**.

**\$540,000**

### 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 the most comparable to the property for sale.

**5 Bindarri Road,**  
Manor Lakes 3024

Price **\$508,000** Sold 22 June  
2018

**18 Holloway Street,**  
Manor Lakes 3024

Price **\$520,500** Sold 25  
September 2018

**9 Scholar Drive,**  
Manor Lakes 3024

Price **\$550,000** Sold 07  
December 2018

### Additional Information

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 Core Logic RP Data.

House

3 beds

2 baths

2 parking

### Stockdale & Leggo Laverton

7/4 Norwest Avenue,  
Laverton VIC 3026

### Contact agents



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& Leggo**