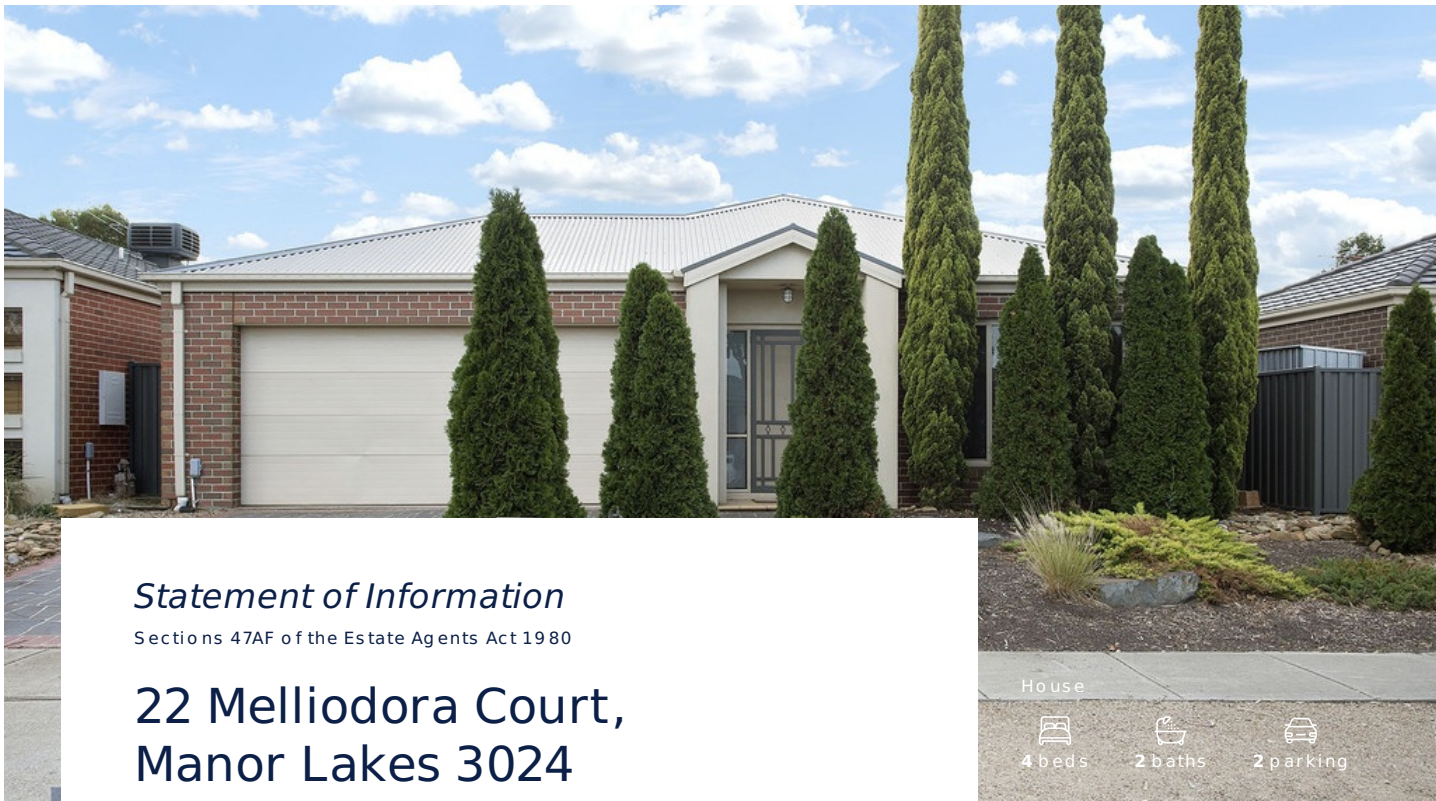




### Statement of Information

Sections 47AF of the Estate Agents Act 1980

## 22 Melliodora Court, 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 \$495,000 - \$535,000**

### Median sale price

Median **House** for **Manor Lakes** for period **Feb 2018 - Aug 2018**

Sourced from **Pricefinder**.

**\$537,500**

### 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.

**21 Peppermint Crescent,**  
Manor Lakes 3024

Price **\$601,500** Sold 22 July  
2018

**22 Stringybark Close,**  
Manor Lakes 3024

Price **\$512,000** Sold 18 July  
2018

**37 Silver Gum Street,**  
Manor Lakes 3024

Price **\$500,000** Sold 16 May  
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 Pricefinder.

House



4 beds



2 baths



2 parking

### PRDnationwide Werribee

2/85 Synnot Street,  
Werribee VIC 3030

### Contact agents



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**PRD** nationwide