



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4 Yarrambat St,  
Manor Lakes 3024**

House

4 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$520,000 - \$540,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$530,000**

### 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.

**7 Barmah St,**  
Manor lakes 3024

**Price \$522,500** Sold 22  
September 2018

**23 Holloway St,**  
Manor lakes 3024

**Price \$531,000** Sold 28  
August 2018

**17 Murrumbidge St,**  
Manor lakes 3024

**Price \$540,000** Sold 15 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.

#### The Sarain

14/242-244 caroline springs Blvd,  
caroline springs VIC 3023

#### Contact agents



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