

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

732 Armstrong Road, Manor Lakes Vic 3024

### Indicative selling price

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

Range between \$420,000 & \$460,000

### Median sale price

Median price \$581,500 Property Type House Suburb Manor Lakes

Period - From 01/10/2019 to 30/09/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	28 Mundi Cr MANOR LAKES 3024	\$480,000	20/06/2020
2	16 Reddington Way WYNDHAM VALE 3024	\$465,000	27/07/2020
3	7 Reddington Way WYNDHAM VALE 3024	\$415,000	06/06/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/11/2020 15:11

732 Armstrong Road, Manor Lakes Vic 3024

Merryn Schmidt

(03) 9831 3007

0413 994 597

merryns@metropros.com.au

**Indicative Selling Price**

\$420,000 - \$460,000

**Median House Price**

Year ending September 2020: \$581,500



 3  2  2-3

**Property Type:** House (Res)

**Land Size:** 336 sqm approx

Agent Comments

## Comparable Properties

28 Mundi Cr MANOR LAKES 3024 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$480,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Property Type:** House (Res)

**Land Size:** 408 sqm approx



16 Reddington Way WYNDHAM VALE 3024 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$465,000

**Method:** Private Sale

**Date:** 27/07/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 425 sqm approx



7 Reddington Way WYNDHAM VALE 3024 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$415,000

**Method:** Private Sale

**Date:** 06/06/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 415 sqm approx

Account - Metro Property Management | P: 03 9831 3000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.