## 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									
Range betweer	\$420,000		&		\$460,000				
Median sale p	rice								
Median price	\$581,500	Pro	operty Type	Hou	se		Suburb	Manor Lakes	
Period - From	01/10/2019	to	30/09/2020	)	So	urce	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.

Ad	dress 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

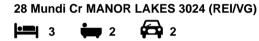




**Property Type:** House (Res) **Land Size:** 336 sqm approx Agent Comments Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

Indicative Selling Price \$420,000 - \$460,000 Median House Price Year ending September 2020: \$581,500

# **Comparable Properties**



VG) Agent Comments

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 Agent Comments (REI/VG)



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 Agent Comments (REI/VG)



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.