

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 14 Clematis Crescent, Manor Lakes 3024

## Indicative selling price

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

**Single price \$530,000**

## Median sale price

Median **House** for **Manor Lakes** for period **Sep 2018 - Aug 2019**

Sourced from **CoreLogic**.

**\$525,500**

## 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.

<b>16 Clematis Cres,</b> Manor Lakes 3024	<b>Price \$500,000</b> Sold 08 July 2019
<b>17 Fawcner Road,</b> Manor Lakes 3024	<b>Price \$510,000</b> Sold 17 June 2019
<b>15 Spearmint Blvd,</b> Manor Lakes 3024	<b>Price \$522,000</b> Sold 16 April 2019

This Statement of Information was prepared on 18th Oct 2019

## 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 CoreLogic.

House

3 beds

2 baths

2 parking

## Stockdale & Leggo Werribee

15b, 167 - 179 Shaws Road,  
Werribee VIC 3030

## Contact agents



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**Stockdale  
& Leggo**