



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**32 Pedder Street,
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

Range \$690,000 - \$740,000

Median sale price

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

Sourced from **Pricefinder**.

\$530,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

28 Eureka Drive,
Manor Lakes 3024

Price **\$700,000** Sold 20
September 2019

130 Eureka Drive,
Manor Lakes 3024

Price **\$645,000** Sold 03
December 2019

22 Maculata Place,
Wyndham Vale 3024

Price **\$640,000** Sold 21
November 2019

This Statement of Information was prepared on 12th Dec 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 Pricefinder.

Ray White Point Cook

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Contact agents



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