



Statement of Information

Sections 47AF of the Estate Agents Act 1980

37 Clematis Crescent, Manor Lakes 3024

House

3 beds

2 baths

2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$480,000 - \$520,000

Median sale price

Median **House** for **Manor Lakes** for period **Jun 2018 - Nov 2018**

Sourced from **Core Logic RP Data**.

\$540,000

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.

56 Eltham Parade,
Manor Lakes 3024

Price **\$500,000** Sold 11 June 2018

5 Bindarri Road,
Manor Lakes 3024

Price **\$508,000** Sold 22 June 2018

18 Holloway Street,
Manor Lakes 3024

Price **\$520,500** Sold 25 September 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 Core Logic RP Data.

Stockdale & Leggo Laverton

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Contact agents



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**Stockdale
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