



Statement of Information

Sections 47AF of the Estate Agents Act 1980

20 EDENVALE STREET, Manor Lakes 3024

Indicative selling price

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

Range \$500,000 - \$550,000

Median sale price

Median **House** for **Manor Lakes** for period **Jul 2018 - Aug 2018**

Sourced from realestate.com.au.

\$541,000

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.

14 14 Grovedale Way ,
Wyndham Vale 3024

Price **\$570,000** Sold 24 July 2018

6 Brimpton Grove ,
Wyndham Vale 3024

Price **\$563,000** Sold 18 August 2018

17 Brockwell Crescent,
Wyndham Vale 3024

Price **\$610,000** Sold 26 July 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 realestate.com.au.

House



4 beds



2 baths



2 parking

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Contact agents



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