



—— REAL ESTATE ——  
INTEGRITY | EXPERIENCE | TRUST

## STATEMENT OF INFORMATION

95 MANOR LAKES BOULEVARD, MANOR LAKES, VIC

PREPARED BY GARY SINGH, AUGMENT REAL ESTATE, PHONE: 0424406997

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**95 MANOR LAKES BOULEVARD, MANOR**

4 2 2

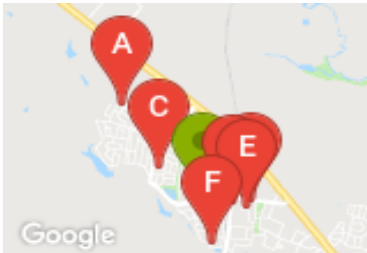
**Indicative Selling Price**

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

**Price Range: \$611,000 to \$675,000**

Provided by: Gary Singh, Augment Group

## MEDIAN SALE PRICE



**MANOR LAKES, VIC, 3024**

**Suburb Median Sale Price (House)**

**\$577,500**

01 April 2018 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**10 DUTCH AVE, MANOR LAKES, VIC 3024**

4 2 2

**Sale Price**

**\*\$650,000**

Sale Date: 09/07/2018

Distance from Property: 1.7km



**35 MANOR LAKES BVD, MANOR LAKES, VIC**

4 2 2

**Sale Price**

**\*\$620,000**

Sale Date: 20/06/2018

Distance from Property: 652m



**7 WALLAMAN ST, MANOR LAKES, VIC 3024**

4 2 2

**Sale Price**

**\$650,000**

Sale Date: 18/04/2018

Distance from Property: 739m



This report has been compiled on 19/07/2018 by Augment Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



## 798 ARMSTRONG RD, MANOR LAKES, VIC

4 2 2

Sale Price

**\*\$642,500**

Sale Date: 16/04/2018

Distance from Property: 405m



## 15 YARRA GUM RD, MANOR LAKES, VIC 3024

4 2 2

Sale Price

**\$645,000**

Sale Date: 31/03/2018

Distance from Property: 579m



## 19 ASHBURTON AVE, MANOR LAKES, VIC 3024

4 2 2

Sale Price

**\*\$651,000**

Sale Date: 17/03/2018

Distance from Property: 604m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

95 MANOR LAKES BOULEVARD, MANOR LAKES, VIC

Indicative selling price

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

Price Range:

\$611,000 to \$675,000

Median sale price

Median price

\$577,500

House

X

Unit

Suburb

MANOR LAKES

Period

01 April 2018 to 30 June 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 DUTCH AVE, MANOR LAKES, VIC 3024	*\$650,000	09/07/2018
35 MANOR LAKES BVD, MANOR LAKES, VIC 3024	*\$620,000	20/06/2018
7 WALLAMAN ST, MANOR LAKES, VIC 3024	\$650,000	18/04/2018
798 ARMSTRONG RD, MANOR LAKES, VIC 3024	*\$642,500	16/04/2018

15 YARRA GUM RD, MANOR LAKES, VIC 3024	\$645,000	31/03/2018
19 ASHBURTON AVE, MANOR LAKES, VIC 3024	*\$651,000	17/03/2018