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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

9 Stringybark Close Manor Lakes VIC 3024

4 2 3

Indicative Selling Price

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

Range between \$645,000 & \$669,000

Median Sale Price

\$530,000 Houses in Manor lakes between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



20 Connewarre Close Manor Lakes VIC 3024	Sold Price	\$690,000	Sold Date	30-Jan-19
4 2 2			Distance	0.68km

9 Buloke Avenue Manor Lakes VIC 3024	Sold Price	\$662,111	Sold Date	12-Sep-18
3 2 2			Distance	0.6km



10 Balmoral Close Wyndham Vale VIC 3024	Sold Price	\$657,000	Sold Date	19-Sep-18
4 2 4			Distance	0.8km

RS = Recent sale UN = Undisclosed Sale

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