



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**7 Vermont Road,  
Manor Lakes 3024**

### Indicative selling price

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

**Range \$290,000 - \$310,000**

### Median sale price

Median **House** for **Manor Lakes** for period **Apr 2017 - Apr 2018**

Sourced from **Corelogic**.

**\$480,000**

### 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.

**Lot 308 Aporam Avenue,**  
Wyndham Vale 3024

**Price \$320,000** Sold 09  
April 2018

**8 Aporam Avenue,**  
Wyndham Vale 3024

**Price \$320,000** Sold 29  
March 2018

**Lot 309 Aporam Avenue,**  
Wyndham Vale 3024

**Price \$325,000** Sold 25  
March 2018

This Statement of Information was prepared on 16th Sep 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 Corelogic.

House

#### Ace Real Estate

Shop 4/4 Neville Avenue,  
Laverton VIC 3028

#### Contact agents



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