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## HOUSE Offered for Sale

49 Lancewood Road Manor Lakes VIC 3024

 4  2  2

## Indicative Selling Price

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

Range between \$470,000 & \$510,000

## Median Sale Price

\$445,000 Houses in Manor lakes between Sep 2016 - Aug 2017

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.



**14 Heathcote Road Manor Lakes  
VIC 3024**

 4  2  2

Sold Price **\$502,000** Sold Date **15-Aug-17**

Distance **0.17km**



**5 Grovedale Way Manor Lakes VIC  
3024**

 4  2  2

Sold Price **\$490,000** Sold Date **07-May-17**

Distance **0.27km**



**3 Gembrook Street Manor Lakes  
VIC 3024**

 4  2  2

Sold Price **\$480,000** Sold Date **19-May-17**

Distance **0.37km**

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