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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

17 Finsbury Crescent 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 \$495,000 & \$525,000

### Median Sale Price

\$540,000 Houses in Manor lakes between 01 Nov 2017 - 31 Oct 2018

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.



**5 Bindarri Road Manor Lakes VIC 3024**

3 2 2

Sold Price

**\$508,000**

Sold Date

**08-Aug-18**

Distance

**0.11km**



**32 Lancewood Road Manor Lakes VIC 3024**

3 2 2

Sold Price

**\$520,000**

Sold Date

**19-Aug-18**

Distance

**0.35km**



**3 Meema Crescent Manor Lakes VIC 3024**

3 2 2

Sold Price

**\$500,000**

Sold Date

**04-Sep-18**

Distance

**0.67km**

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