STATEMENT OF INFORMATION

Prepared on 10 May 2019



George Yacoubian

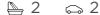
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E gyacoubian@hockingstuart.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

17 Arrowhead Street Manor Lakes VIC 3024





Indicative Selling Price

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

Single Price \$499,000

Median Sale Price

\$529,500 Houses in Manor lakes between 01 May 2018 - 30 Apr 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.



177 Manor Lakes Boulevard Manor Sold Price Lakes VIC 3024

\$500,000

Sold Date 10-Feb-19

₽ 2

0.3km Distance



73 Kinglake Drive Manor Lakes VIC Sold Price 3024

\$515,000

Sold Date 10-Apr-19

= 4

₾ 2

 \triangle 2

Distance

0.45km



149 Eureka Drive Manor Lakes VIC Sold Price RS 3024

\$493,000

Sold Date 26-Apr-19

= 3

₽ 2

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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