

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 53 Kinglake Drive, 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 \$539,000 - \$560,000**

### Median sale price

Median **House** for **Manor Lakes** for period **Jun 2018 - Jan 2019**

Sourced from **Core Logic RP Data**.

**\$530,000**

### 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.

**19 Springwood Terrace,**  
Manor Lakes 3024

Price **\$555,000** Sold 17  
February 2019

**6 Springwood Terrace,**  
Manor Lakes 3024

Price **\$570,000** Sold 12  
August 2019

**48 Lancewood Road,**  
Manor Lakes 3024

Price **\$570,000** Sold 17 July  
2019

This Statement of Information was prepared on 10th Jan 2020

### 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 Core Logic RP Data.

House

4 beds

2 baths

2 parking

### Stockdale & Leggo Laverton

7/4 Norwest Avenue,  
Laverton VIC 3026

### Contact agents



**Mahesh Krishna**  
Stockdale & Leggo

03 8383 2926  
0417418117

[mahesh.krishna@stockdaleleggo.com.au](mailto:mahesh.krishna@stockdaleleggo.com.au)



**Anshu Goel**  
Stockdale & Leggo

03 8383 2926  
0433 815 762

[anshu.goel@stockdaleleggo.com.au](mailto:anshu.goel@stockdaleleggo.com.au)

**Stockdale  
& Leggo**