



Statement of Information

Sections 47AF of the Estate Agents Act 1980

36 Firecrest Road, Manor Lakes 3024

House



4 beds



2 baths



1 parking

Indicative selling price

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

Range \$475,000 - \$520,000

Median sale price

Median **House** for **Manor Lakes** for period **Nov 2017 - May 2018**

Sourced from **Pricefinder**.

\$530,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

40 Firecrest Road,
MANOR LAKES 3024

Price **\$495,000** Sold 23
February 2018

42 Bregman Esplanade,
WYNDHAM VALE 3024

Price **\$510,000** Sold 13
January 2018

21 Edenvale Street,
MANOR LAKES 3024

Price **\$480,000** Sold 18
November 2017

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 Pricefinder.

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