



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**50 Yellow Gum Way,
Manor Lakes 3024**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$500,000 - \$550,000

Median sale price

Median **House** for **Manor Lakes** for period **Apr 2019 - Sep 2019**

Sourced from **Price finder**.

\$552,250

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.

5 Darling Place,
Manor Lakes 3024

Price **\$480,000** Sold 15 July
2019

19 Dawson Crescent,
Manor Lakes 3024

Price **\$542,000** Sold 27 June
2019

7 Manifera Close,
Manor Lakes 3024

Price **\$555,000** Sold 25 July
2019

This Statement of Information was prepared on 7th Oct 2019

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 Price finder.

Stockdale & Leggo Laverton

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Contact agents



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