



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 3 Weavers Street, Manor Lakes 3024

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$479,000 - \$490,000**

### Median sale price

Median **House** for **Manor Lakes** for period **Jul 2018 - Jul 2019**

Sourced from **Core Logic RP Data**.

**\$530,000**

### Comparable property sales

**12 Gunyong Crescent,**  
Manor Lakes 3024

Price **\$440,500** Sold 26 June  
2019

**14 Brumby Street,**  
Manor Lakes 3024

Price **\$490,000** Sold 06 July  
2019

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

This Statement of Information was prepared on 17th 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 Core Logic RP Data.

### Stockdale & Leggo Laverton

7/4 Norwest Avenue,  
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### Contact agents



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