



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 16 Cranberry Crescent, 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 \$580,000 - \$615,000

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

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.

14 Pastille Road,
Manor Lakes 3024

Price **\$615,000** Sold 12 July
2019

13 Hazelnut Road,
Manor Lakes 3024

Price **\$595,000** Sold 27
March 2019

91 Spearmint Blvd,
Manor Lakes 3024

Price **\$622,500** Sold 31
August 2019

This Statement of Information was prepared on 21st 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,
Laverton VIC 3026

Contact agents

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