



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 50 Hindmarsh Drive, Manor Lakes 3024

House



5 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 \$639,000 - \$660,000**

### Median sale price

Median **House** for **Manor Lakes** for period **Jun 2018 - Sep 2018**

Sourced from **Core Logic RP Data**.

**\$540,000**

### 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.

**3 Brumby Street,**  
Manor Lakes 3024

Price **\$650,000** Sold 14  
December 2018

**9 Buloke Avenue,**  
Manor Lakes 3024

Price **\$662,111** Sold 12  
September 2018

**22 Botanic Way,**  
Wyndham Vale 3024

Price **\$655,000** Sold 12 June  
2018

This Statement of Information was prepared on 15th 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

**Mahesh Krishna**  
Stockdale & Leggo

03 8383 2926  
0417418117

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

**Sunny Kumar**  
Stockdale & Leggo

(03) 8383 2926  
0433 002 485

[sunny.kumar@stockdaleleggo.com.au](mailto:sunny.kumar@stockdaleleggo.com.au)