



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 8 McHaffie Terrace, 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](http://consumer.vic.gov.au/underquoting)

**Range \$630,000 - \$660,000**

### Median sale price

Median **House** for **Manor Lakes** for period **May 2018 - Apr 2019**

Sourced from **Core Logic RP Data**.

**\$529,500**

### 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 25  
November 2018

**10 Drover Avenue,**  
Manor Lakes 3024

Price **\$640,000** Sold 11  
October 2018

**42 Pedder Street,**  
Manor Lakes 3024

Price **\$617,001** Sold 19  
February 2019

This Statement of Information was prepared on 16th Sep 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)



**Anshu Goel**  
Stockdale & Leggo

03 8383 2926  
0433 815 762

[anshu.goel@stockdaleleggo.com.au](mailto:anshu.goel@stockdaleleggo.com.au)