



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 130 Eureka Drive, Manor Lakes 3024

### Indicative selling price

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

**Range \$625,000 - \$660,000**

### 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.

**31 Clematis Crescent,**  
Manor Lakes 3024

Price **\$655,000** Sold 30  
September 2019

**2 Ampelon Street,**  
Manor Lakes 3024

Price **\$622,000** Sold 19  
September 2019

**6 Landmark Crescent,**  
Manor Lakes 3024

Price **\$600,000** Sold 15  
August 2019

This Statement of Information was prepared on 25th 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.

House

4 beds

2 baths

2 parking

### Stockdale & Leggo Laverton

7/4 Norwest Avenue,  
Laverton VIC 3026

### Contact agents

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**Stockdale  
& Leggo**