



firstnational
REAL ESTATE

Westwood



Statement of Information

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

38 Weavers Street, MANOR LAKES, VIC, 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$435,000

&

\$475,000

Median sale price

Median price

\$465,000

House

X

Suburb

MANOR LAKES

Period - From

FEB 2017

to

JAN 2018

Source

CoreLogic

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 most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	35 BROCKWELL CRESCENT, MANOR LAKES	\$475,000	14/10/2017
2	62 ELTHAM PARADE, MANOR LAKES	\$440,000	08/08/2017
3	1 YARRAMBAT STREET, MANOR LAKES	\$440,000	14/08/2017

Property data source: rpdata.com
Generated on 09 FEB 2018