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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

1206 Ison Road, MANOR LAKES, VIC, 3024

#### Indicative selling price

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

Range between

\$560,000

&

\$595,000

#### Median sale price

Median price

\$465,000

House

X

Suburb

MANOR LAKES

Period - From

MAY 2017

to

OCT 2017

Source

R.P. Data

#### 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	55 HOLYOAKE PARADE, MANOR LAKES	\$560,000	24/09/2017
2	43 HOLYOAKE PARADE, MANOR LAKES	\$585,001	29/07/2017
3	3 LANCEWOOD ROAD, MANOR LAKES	\$590,500	12/08/2017

Property data source: [rpdata.com](http://rpdata.com)  
Generated on 25 JAN 2018