



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

53 Minindee Road, MANOR LAKES, VIC, 3024

Indicative selling price

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

Range between

\$560,000

&

\$600,000

Median sale price

Median price

\$453,500

House

X

Suburb

MANOR LAKES

Period - From

DEC 2016

to

NOV 2017

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	7 BULOKE AVENUE, MANOR LAKES	\$599,000	01/11/2017
2	16 BARCOO STREET, MANOR LAKES	\$595,000	17/09/2017
3	3 LANCEWOOD ROAD, MANOR LAKES	\$590,500	12/08/2017

Property data source: rpdata.com
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