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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

18 Omeo Terrace Manor Lakes VIC 3024

 4  2  2

## Indicative Selling Price

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

Range between \$629,000 & \$649,000













## Median Sale Price

\$529,500 Houses in Manor lakes between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   |  |            |                  |           |                  |          |               |
|---|--|------------|------------------|-----------|------------------|----------|---------------|
|  | <b>20 Connewarre Close Manor Lakes VIC 3024</b><br> 4  2  2 | Sold Price | <b>\$690,000</b> | Sold Date | <b>30-Jan-19</b> | Distance | <b>0.19km</b> |
|  | <b>42 Pedder Street Manor Lakes VIC 3024</b><br> 4  2  2    | Sold Price | <b>\$620,000</b> | Sold Date | <b>28-Feb-19</b> | Distance | <b>1.53km</b> |
|  | <b>5 Canons Crescent Manor Lakes VIC 3024</b><br> 4  2  2   | Sold Price | <b>\$596,000</b> | Sold Date | <b>21-Mar-19</b> | Distance | <b>1.9km</b>  |

RS = Recent sale

UN = Undisclosed Sale

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