

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 32 Pastille Road, Manor Lakes VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$499,000 & \$519,000

Median sale price

(*Delete house or unit as applicable)

Median price \$547,001 *House X *Land Suburb Manor Lakes

Period - From Sept 2017 to Sept 2018 Source CORELOGIC.COM.AU

Comparable property sales

A* 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. 18 Holloway Street, Manor Lakes	\$520,500	7 September 2018
2. 15 Brittle Street, Manor Lakes	\$517,000	24 December 2018
3. 32 Lancewood Road, Manor Lakes	\$520,000	19 August 2018

Property data source: Corelogic.com.au. Generated on 13th February 2019