
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

12 Buffalo Crescent, Manor Lakes

Indicative selling price

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

Single price \$

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 or range between

\$495,000

 &

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$457,550

 *House

X

 *Unit

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 Suburb

MANOR LAKES

Period - From

AUG 16

 to

AUG 17

 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- 11 Barcoo Street, Manor Lakes	\$520,000	26 MAY 17
2- 6 Brumby Street, Manor Lakes	\$514,200	2 MAY 17
3- 5 Jardine Street, Manor Lakes	\$510,000	14 JUN 17

Property data source: Corelogic.com.au. Generated on 16 August 2017.