

## 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 13 Maculata Place, Manor Lakes 3024

### Indicative selling price

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

Single price \$ or range between \$599,000 & \$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$530,000 \*House ☒ \*Land ☐ Suburb Manor Lakes  
Period - From June 2018 to Dec 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. 7 Ashridge Court, Wyndham Vale	\$640,000	14 Oct 2018
2. 39 Evergreen Drive, Manor Lakes	\$625,000	25 Sept 2018
3. 10 Balmoral Close, Wyndham Vale	\$657,000	20 Sept 2018

Property data source: Corelogic.com.au. Generated on 3<sup>rd</sup> December 2018