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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

21 Ellenborough Crescent, 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 \$489,000 & \$529,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$415,000 \*House ☒ \*Unit ☐ Suburb MANOR LAKES

Period - From FEB 17 to MAY 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. 41 Manor Lakes Boulevard, Manor Lakes 3024	\$478,000	10 APR 17
2. 7 Stringybark Close, Manor Lakes 3024	\$500,000	30 JAN 17
3. 12 Stringybark Close, Manor Lakes 3024	\$520,000	20 MAR 17

Property data source: Corelogic.com.au. Generated on 24 May 2017.