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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

734 Armstrong Road, 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 

\$380,000

 & 

\$415,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price 

\$412,000

 \*House ☒ \*Unit ☐ Suburb 

MANOR LAKES

Period - From 

JAN 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 12 Burdekin Street Manor Lakes VIC 3024 | \$390,000 | 24 APR 17    |
| 2 17 Boneo Road Wyndham Vale VIC 3024     | \$390,000 | 11 FEB 17    |
| 3 6 Walbrook Drive Wyndham Vale VIC 3024  | \$390,000 | 25 JAN 17    |

Property data source: Corelogic.com.au. Generated on 19 May 2017.