
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	3 Clematis Crescent, Manor Lakes
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$	or range between	\$495,000	&	\$540,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$490,000	*House	X	*Unit		Suburb	Manor Lakes
Period - From	Nov 2016	to	Nov 2017	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- 13 Cogley Street, Manor Lakes	\$525,000	25 Sep 17
2- 36 Eltham Parade, Manor Lakes	\$515,000	21 Oct 17
3- 49 Lancewood Road, Manor Lakes	\$525,000	18 Oct 17

Property data source: Corelogic.com.au. Generated on 27th November 2017