

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 10 Brumby Street, Manor Lakes 3024

Indicative selling price

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

Single price \$430,000* or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$513,000 *House ☒ *Unit ☐ Suburb Manor Lakes
Period - From January 2019 to March 2019 Source APM - Pricfinder

Comparable property sales (*Delete A or B below as applicable)

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 – 28 Field Street, Manor Lakes	\$460,000	16/01/2019
2 – 16 Firecrest Road, Manor Lakes	\$470,000	25/03/2019
3 – 10 Heathcote Road, Manor Lakes	\$470,000	14/01/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.