

## 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 22 Clematis 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 \$599,000 & \$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$530,000 \*House ☒ \*Land ☐ Suburb Manor Lakes

Period - From June 2017 to Nov 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. 10 Drover Avenue, Manor Lakes 3024	\$640,000	24 Oct 2018
2. 35 Manor Lakes Boulevard, Manor Lakes 3024	\$620,000	20 Jun 2018
3. 14 Edenvale Street, Manor Lakes 3024	\$596,000	6 Jun 2018

Property data source: Corelogic.com.au. Generated on 29<sup>th</sup> November 2018