Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	18 Broadwater Street, Manor Lakes Vic 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

$530,000	&	$550,000

Median sale price

Median price	$586,000	Property type	*House*	Suburb	Manor Lakes
Period - From	01/04/2020	to	30/06/2020	Source	REIV

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 34 Mundi Cr MANOR LAKES 3024	$560,000	18/05/2020
2 23 Clarence St MANOR LAKES 3024	$550,000	08/09/2020
3 5 Silver Gum St MANOR LAKES 3024	$540,000	30/03/2020

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.~~

This Statement of Information was prepared on: 15/09/2020 10:38