
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

16 Firecrest Road, Manor Lakes

Indicative selling price

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

Single price \$

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 or range between

\$480,000

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$475,000

 *House

X

 *Unit

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 Suburb

Manor Lakes

Period - From

Sep 2018

 to

Feb 2019

 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
9 Fawkner Road, Manor Lakes	\$490,000	27th Nov 2018
3 Meema Crescent, Manor Lakes	\$500,000	4 th Sep 2018
52 Hawkstone Road, Manor Lakes	\$520,000	9th Jan 2019

Property data source: Corelogic.com.au. Generated on 27th February 2019.