

## 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 26 Ellenborough 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 \$519,000 & \$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$540,000 \*House X \*Land Suburb Manor Lakes

Period - From May 2018 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. 103 Manor Lakes Boulevard, Manor Lakes	\$555,111	23 June 2018
2. 14 Murrumbidgee Street, Manor Lakes	\$519,000	2 June 2018
3. 18 Holloway Street, Manor Lakes	\$520,500	7 Sept 2018

Property data source: Corelogic.com.au. Generated on 21<sup>st</sup> November 2018.