

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 1 Stringybark Close, 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 or range between \$435,000 & \$455,000

Median sale price

(*Delete house or unit as applicable)

Median price \$462,000 *House ☒ *Unit ☐ Suburb Manor Lakes
Period - From Dec 2016 to Dec 2017 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- 28 Clematis Crescent, Wyndham Vale	\$451,000	7 Jul 17
2- 25 Yellow Gum Way, Manor Lakes	\$450,000	20 Aug 17
3- 8 Yarraman Road, Manor Lakes	\$437,000	24 Aug 17

Property data source: Corelogic.com.au. Generated on 18th December 2017