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## STATEMENT OF INFORMATION

Prepared on 24 Jul 2019

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

21 Bertie Street Manor Lakes VIC 3024

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$615,000

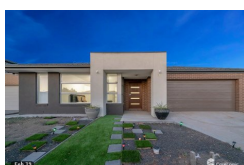
### Median Sale Price

\$525,000 Houses in Manor lakes between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

### Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



|                                              |            |                  |           |                  |
|----------------------------------------------|------------|------------------|-----------|------------------|
| <b>13 Hazelnut Road Manor Lakes VIC 3024</b> | Sold Price | <b>\$595,000</b> | Sold Date | <b>27-Mar-19</b> |
| 4  2  2                                      |            |                  | Distance  | <b>0.08km</b>    |



|                                                |            |                  |           |                  |
|------------------------------------------------|------------|------------------|-----------|------------------|
| <b>19 Holloway Street Manor Lakes VIC 3024</b> | Sold Price | <b>\$591,027</b> | Sold Date | <b>05-Feb-19</b> |
| 4  2  2                                        |            |                  | Distance  | <b>0.29km</b>    |



|                                            |            |                  |           |                  |
|--------------------------------------------|------------|------------------|-----------|------------------|
| <b>30 Edwin Close Manor Lakes VIC 3024</b> | Sold Price | <b>\$581,000</b> | Sold Date | <b>14-Apr-19</b> |
| 4  2  2                                    |            |                  | Distance  | <b>0.99km</b>    |

RS = Recent sale      UN = Undisclosed Sale

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