

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 9 Fawkner 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 \$ or range between \$490,000 \$530,000

Median sale price

(*Delete house or unit as applicable)

Median price \$540,000 *House ☒ *Unit ☐ Suburb Wyndham Vale
Period - From JUN 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
56 Eltham Parade, Manor Lakes	\$500,000	11TH JUN 2018
5 Bindarri Road , Manor Lakes	\$508,000	22ND AUG 2018
18 Holloway Street, Manor Lakes	\$520,500	25th SEP 2018

Property data source: Corelogic.com.au. Generated on 1st Nov 2018.