
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	12B Miniata Way, Manor Lakes
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$	or range between	\$400,000	\$440,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$540,000	*House	X	*Unit		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
3 Lambertia Crescent, Manor Lakes	\$420,000	30 JUN 2018
5 Hawkstone Road, Manor Lakes	\$440,000	23 MAY 2018
9 Springwood Terrace, Manor Lakes	\$447,500	8 JULY 2018

Property data source: Corelogic.com.au. Generated on 26th NOV 2018.