

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$479, 000 & \$499,000

Median sale price

(*Delete house or unit as applicable)

Median price \$460,000 *House ☒ *unit ☐ Suburb or locality MANOR LAKES
Period - From 21/08/17 to Source RP DATA LOGIC

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 16 BREGMAN ESPLANADE, MANOR LAKES	\$490,000	20/06/17
2 9 EDENVAE STR, MANOR LAKES	\$505,000	27/05/17
3 18 MOPANE CIRCUIT, WYNDHAM VALE	\$ 485,100	15/07/17

