

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

5 Radiata 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

\$650,000

or range between

\$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$450,000

*House

*Unit

Suburb

MANOR LAKES

Period - From

1st July 2017

to

1st Nov 2017

Source

PRICEFINDER.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. 13 Yarra Gum Road, Manor Lakes	\$610,000	12/10/2017
2. 4 Eucumbene Road, Manor Lakes	\$618,000	01/05/2017
3. 23 Leichardt Drive, Manor Lakes	\$620,000	11/08/2017

Property data source: Pricfinder.com.au. Generated on 1 November 2017.