

# 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

64 Eppalock Drive, Manor Lakes Vic 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\* \_\_\_\_\_

or range  
between

\$580,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$543,500

\*House

☒

\*Unit

☐

Suburb

Manor Lakes

Period - From

01/04/2019

to

30/06/2019

Source

REIV

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

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 19 Holloway St MANOR LAKES 3024	\$591,027	11/02/2019
2 5 Barmah St MANOR LAKES 3024	\$580,000	05/02/2019
3 86 Kinglake Dr MANOR LAKES 3024	\$573,000	11/04/2019

OR

~~B\*~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~