

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 8 Mackay Road, Manor Lakes 3024

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 \$545,000 & \$575,000

Median sale price

(*Delete house or unit as applicable)

Median price \$565,000 *House x *Unit Suburb Manor Lakes

Period - From August 2019 to December 2019 Source REIV Propertydata.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) 16 Cranberry Crescent, Manor Lakes 3024	\$602,500	15/11/2019
2) 64 Eppalock Drive, Manor Lakes 3024	\$578,000	17/09/2019
3) 7 Manifera Close, Manor Lakes 3024	\$555,000	25/07/2019

Property data source: Corelogic.com.au. Generated on the 17th of January 2020.