
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

34 Silver Gum Street, 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 \$ or range between \$495,000 & \$540,000

Median sale price

(*Delete house or unit as applicable)

Median price \$460,000 *House ☒ *Unit ☐ Suburb MANOR LAKES

Period - From AUG 16 to AUG 17 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
1- 5 Jardine Street, Manor Lakes	\$510,000	1 JUN 17
2- 27 Leichardt Drive, Manor Lakes	\$535,000	9 JUN 17
3- 12 Stringybark Close, Manor Lakes	\$520,000	4 MAR 17

Property data source: Corelogic.com.au. Generated on 29 August 2017.