

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 13 Hawkstone Road, 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 \$445,000 & \$485,000

Median sale price

(*Delete house or unit as applicable)

Median price \$457,550 *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- 11 Arrowhead Street, Manor Lakes	\$460,000	5 MAY 17
2- 3 Mayesbrook Road, Manor Lakes	\$466,000	12 MAY 17
3- 1226 Ison Road, Manor Lakes	\$430,000	27 MAR 17

Property data source: Corelogic.com.au. Generated on 16 August 2017.