

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 17 Brockwell Crescent, 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 \$615,000 & \$645,000

Median sale price

(*Delete house or unit as applicable)

Median price \$545,000 *House ☒ *Land ☐ Suburb Manor Lakes
Period - From June 2017 to June 2018 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. 25 Clarence Street Manor Lakes VIC 3024	\$605,000	07 Feb 2018
2. 15 Ellenborough Crescent Manor Lakes VIC 3024	\$611,000	02 Jun 2018
3. 14 Maclarens Close Manor Lakes VIC 3024	\$630,000	27 Mar 2018

Property data source: Corelogic.com.au. Generated on 19th July 2018