

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 6 Hawkstone 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 \$400,000 & \$440,000

Median sale price

(*Delete house or unit as applicable)

Median price \$484,500 *House ☒ *Land ☐ Suburb Manor Lakes
Period - From Jan 2017 to Jan 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- 60 Weavers Street, Manor Lakes	\$420,000	31 Oct 2017
2- 7 Hawkstone Road, Manor Lakes	\$412,000	25 Nov 2017
3- 12 Muster Street, Manor Lakes	\$435,000	14 Oct 2017

Property data source: Corelogic.com.au. Generated on 18th January 2018