

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 23 Leichardt Drive, 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 \$575,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$460,750 *House ☒ *Unit ☐ Suburb Manor Lakes
Period - From 10 JAN 17 to 10 JUL 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- 13 Gosford Road, Wyndham Vale	\$577,000	16 MAR 17
2- 19 Hydefield Drive, Wyndham Vale	\$597,000	13 JUN 17
3- 21 Hydefield Drive, Wyndham Vale	\$587,000	19 JUN 17

Property data source: Corelogic.com.au. Generated on 13 July 2017.