

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

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 &

Median sale price

Median price *House *Unit Suburb
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

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
13 Pandan Walk, Manor Lakes VIC 3024	\$500,000	02-Feb-23
6 Paramount Boulevard, Wyndham Vale VIC 3024	\$490,000	19-Jan-23
41 Spearmint Boulevard, Manor Lakes VIC 3024	\$497,000	06-Apr-23

Property data source: REIV propertydata.com.au. Generated on 22nd of May 2023