

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 8 Ashburton Avenue, 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 \$549,000 \$599,000

Median sale price

(*Delete house or unit as applicable)

Median price \$525,000 *House *Unit Suburb Manor Lakes
Period - From FEB 2019 to JULY 2019 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
48 Lancewood Road, Manor Lakes	\$570,000	13 JUL 2019
86 Kinglake Drive, Manor Lakes	\$573,000	11 APR 2019
31 Leichardt Drive, Manor Lakes	\$585,500	02 May 2019

Property data source: Corelogic.com.au. Generated on 15th July 2019.