

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 14 Springwood Terrace, 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 \$520,000 \$560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$538,750 *House ☒ *Unit ☐ Suburb Manor Lakes
Period - From Jan 2019 to July 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
266 Black Forrest Road, Wyndham Vale	\$525,500	28th NOV 2018
7 Barmah Street, Manor Lakes	\$522,500	22 SEP 2018
53 Kinglake Drive, Manor Lakes	\$555,000	25 JULY 2018

Property data source: Corelogic.com.au. Generated on 8th January 2019.