

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 16 Clematis Crescent, 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 \$490,000 \$520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$525,000 *House ☒ *Unit ☐ Suburb Manor Lakes
Period - From NOV 2018 to MAY 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 |
|----------------------------------|-----------|-----------------------------|
| 5 Burley Court, Manor Lakes | \$495,000 | 4 th April 2019 |
| 9 Clematis Crescent, Manor Lakes | \$510,000 | 27 th Jan 2019 |
| 73 Kinglake Drive, Manor Lakes | \$515,000 | 10 th April 2019 |

Property data source: Corelogic.com.au. Generated on 28th of May 2019 .