

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

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

(*Delete house or unit as applicable)

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

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
22 Silver Gum, Manor Lakes	\$525,000	15th May 2019
7 Manifera Close, Manor Lakes	\$555,000	25 July 2019
19 Dawson Crescent, Manor Lakes	\$541,000	27 June 2019

Property data source: Corelogic.com.au. Generated on 21st October 2019.