
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 62 Eltham Parade, 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 \$420,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$420,000 *House ☒ *Unit ☐ Suburb Manor Lakes
Period - From MAR 2017 to JUL 2017 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
1- 17 Field Street, Manor Lakes	\$442,500	12 MAY 17
2- 20 Cardinia Grove, Manor Lakes	\$440,000	26 MAY 17
3- 1226 Ison Road, Manor Lakes	\$430,000	27 MAR 17

Property data source: Corelogic.com.au. Generated on 4 August 2017.