
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 15 Canons Crescent, Manor Lakes VIC 3024

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 \$590,000 \$610,000

Median sale price

(*Delete house or unit as applicable)

Median price \$562,000 *House ☒ *Unit ☐ Suburb Manor Lakes
Period - From Aug 2018 to Feb 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
13 Maculata Place, Manor Lakes	\$645,000	8 th Dec 2018
16 Leichardt Drive, Manor Lakes	\$600,500	30 th Jan 2019
5 Canons Crescent, Manor Lakes	\$596,000	4 th April 2019

Property data source: Corelogic.com.au. Generated on 20th May 2019.