
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	5 Murdeduke Crescent Manor Lakes
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$	or range between	\$449,000	&	\$489,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$420,000	*House	X	*Unit		Suburb	Manor Lakes
Period - From	MARCH 2017	to	JUNE 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- 4 Dessert Gum Terrace, Manor Lakes	\$475,000	16/03/2017
2- 30 Eppalock Drive, Manor Lakes	\$462,000	16/01/2017
3- 15 Maculata Place, Manor Lakes	\$475,000	28/03/2017

Property data source: Corelogic.com.au. Generated on 22nd July 2017.