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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

16 Murdeduke Crescent, Manor Lakes
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between  &

### <sup>n</sup>Median sale price

(\*Delete house or unit as applicable)

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

### Comparable property sales

A*	8 Balmoral Close, Wyndham Vale	\$850,000	Sold 28 <sup>th</sup> October 2024
	2 Burrumbeet Court, Manor Lakes	\$853,000	Sold 3 <sup>rd</sup> July 2024
	18 Condamine Avenue, Manor Lakes	\$840,000	Sold 11 <sup>th</sup> November 2024

Property data source: Corelogic.com.au. Generated on 23<sup>rd</sup> December 2024