

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 67 Kinglake Drive, 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 \$515,000 & \$535,000

Median sale price

(*Delete house or unit as applicable)

Median price \$515,000 *House ☒ *Unit ☐ Suburb Wyndham Vale
Period - From MAR 2018 to AUGUST 2018 Source CORE LOGIC

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
14 Murrumbidgee St, Manor Lakes	\$519,000	2 JUNE 2018
16 Dutch Ave, Manor Lakes	\$520,000	16 JULY 2018
6 Bregman Esplanade, Manor Lakes	\$525,000	14 JULY 2018

Property data source: Corelogic.com.au. Generated on 20th September 2018.