

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address  
Including suburb and postcode 10 Bregman Esplanade, Manor Lakes, VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$550,000

&

\$580,000

### Median sale price

Median price

\$527,000

Property Type

House

Suburb

Manor Lakes (3024)

Period - From

01/01/2019

to

11/12/2019

Source

pricefinder.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
98 ELTHAM PARADE, MANOR LAKES VIC 3024	\$519,999	28/11/2019
28 EUCUMBENE ROAD, MANOR LAKES VIC 3024	\$558,000	30/11/2019
117 KINGLAKE DRIVE, MANOR LAKES VIC 3024	\$575,000	09/12/2019

This Statement of Information was prepared on: 11/12/2019