

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 13 Spearmint Boulevard, 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 \$549,000 \$579,000

Median sale price

(*Delete house or unit as applicable)

Median price \$526,000 *House ☒ *Unit ☐ Suburb Manor Lakes

Period - From FEB 2019 to JULY 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
22 Bertie Street, Manor Lakes	\$542,000	12 June 2019
14 Loganberry Road, Manor Lakes	\$530,000	29 th June 2019
12 Loganberry Road, Manor Lakes	\$565,000	13th May 2019

Property data source: Corelogic.com.au. Generated on 30th September 2019.