

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 34 Mayesbrook Road, Manor Lakes 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$480000 & \$525000

Median sale price

Median price \$450,000 *House ☒ *Unit ☐ Suburb Manor Lakes
Period - From May 2017 to July 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
26 Bush Street, Manor Lakes	\$480,000	22 July 2017
167 Kinglake Drive, Manor Lakes	\$496,000	26 April 2017
34 Weavers Street, Manor Lakes	\$505,000	24 July 2017

Property data source: CORELOGIC.COM.AU Generated on 19/10/2017.