
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	18 Firecrest Road, Manor Lakes
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Indicative selling priceFor 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	\$589,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$526,000	*House	X	*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
19 Springwood Terrace, Manor Lakes	\$555,000	17 FEB 2019
86 Kinglake Drive, Manor Lakes	\$573,000	11 APR 2019
19 Holloway Street, Manor Lakes	\$591,027	05 FEB 2019

Property data source: Corelogic.com.au. Generated on 1st July 2019.