
STATEMENT OF INFORMATION**Single residential property located outside the Melbourne metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

1 Bold Mews, 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 \$615,000 & \$645,000

Median sale price

Median price \$510,000 *House ☒ *Unit ☐ Suburb Manor Lakes

Period - From July 2019 to Jan 2020 Source REIV propertydata.com.au

Comparable property sales (*Delete A or B below as applicable)

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
1) 40 Pedder Street, Manor Lakes	\$625,000	21/12/2019
2) 2 Ampelon Street, Manor Lakes	\$622,000	19/09/2019
3) 22 Maculata Place, Manor Lakes	\$640,000	21/11/2020

Property data source: REIV propertydata.com.au. Generated on 11th February 2020.