

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 1218 Ison Road, Manor Lakes

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 \$530,000 \$560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$540,000 *House ☒ *Unit ☐ Suburb Manor Lakes
Period - From MAY 2018 to OCT 2018 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
18 Holloway Street, Manor Lakes	\$520,500	7 SEPT 2018
53 Kinglake Drive, Manor Lakes	\$555,000	20 JUL 2018
24 Hawkstone Road, Manor Lakes	\$560,000	20 MAY 2018

Property data source: Corelogic.com.au. Generated on 30th OCT 2018.