

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

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

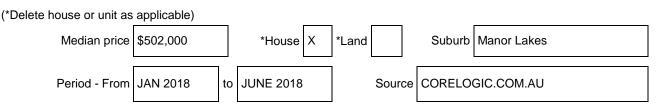
Address Including suburb and 53 Kinglake Drive, Manor Lakes postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)



Median sale price



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
1. 7 Yarraman Road, Manor Lakes	\$580,000	5 Jan 2018
2. 19 Yarraman Road, Manor Lakes	\$585,000	25 Jan 2018
3. 46 Kinglake Drive, Manor Lakes	\$575,000	28 Apr 2018

Property data source: Corelogic.com.au. Generated on 21st June 2018