

## 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 53 Kinglake Drive, Manor Lakes

### Indicative selling price

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

Single price \$ or range between \$570,000 & \$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$502,000 \*House X \*Land Suburb Manor Lakes  
Period - From JAN 2018 to JUNE 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
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 21<sup>st</sup> June 2018