

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

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	Sections 47AF of the Estate Agents Act 19								
Property offered for sale									
Address Including suburb and postcode	8 FRAGRANCE TERRACE 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		\$535,000			&	\$565,000	
Median sale price (*Delete house or unit as applicable)									
Median price	\$650,000	*House	X *U	nit		Suburb	Manor La	kes	
Period - From	01 Nov 2024 to 31 Oct 2025 Source						Core Logic		
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	e property					Pric	е	Date of sale	
1.									
2.									
3.									

В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Property data source: Corelogic.com.au. Generated on 20/11/2025