



STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

7 Manifera Close, Manor Lakes, VIC 3024

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$520,000 & \$572,000

MEDIAN SALE PRICE

Median price \$543,500 | House | Manor Lakes (3024)

Period - From 1 April 2019 to 30 June 2019 | Source - REIV

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of various residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

COMPARABLE PROPERTY SALES

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
22 CLEMATIS CRESCENT, MANOR LAKES VIC 3024	\$570,000	29/01/2019
37 MAYESBROOK ROAD, MANOR LAKES VIC 3024	\$566,000	04/06/2019
16 EUCUMBENE ROAD, MANOR LAKES VIC 3024	\$550,000	03/09/2019

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

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