

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 8 Firecrest Rd, Manor Lakes 3024

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price \$585,000 Property type House Suburb Manor Lakes
Period - From 12/05/19 to 12/11/19 Source REIV

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. 13 Spearmint Blvd, Manor Lakes	\$564,000	10/10/19
2. 2 Ampelon St, Manor Lakes	\$622,000	19/9/19
3. 15 Canons Cresc, Manor Lakes	\$565,000	1/8/19

This Statement of Information was prepared on: 3/12/2019