

STATEMENT OF INFORMATION



Single residential property located in the Melbourne Metropolitan area.

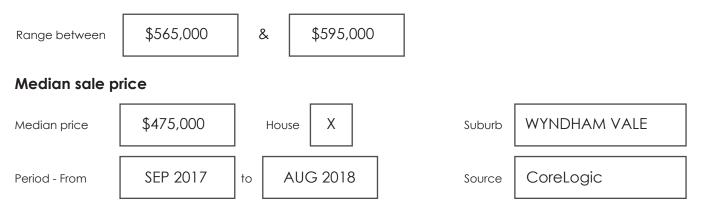
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

43 FLINDERS CRESCENT, MANOR LAKES, VIC, 3024

Indicative selling price

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



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
1	40 FLINDERS CRESCENT, WYNDHAM VALE	\$575,000	07/05/2018
2	52 FLINDERS CRESCENT, WYNDHAM VALE	\$555,052	28/08/2018
3	44 PELHAM CRESCENT, WYNDHAM VALE	\$620,000	03/07/2018

