



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](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Suburb

Period - From  to  Source

**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