

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address	
Including suburb and postcode	40 Edwin Close, 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) (\*Delete single price or range as applicable)

Single price	\$* _____	or range between	\$900,000	&	\$930,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median price	\$556,500	*House	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb	Manor Lakes
Period - From	01/01/2018	to	31/12/2018	Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

~~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		\$	
2		\$	
3		\$	

OR

B\* 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.