



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)

7 Tenax Walk, MANOR LAKES, 3024

Indicative selling price

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

Single Price

or range between

\$500,000

&

\$545,000

Median sale price

Median price

\$510,000

Property type

House

Suburb

MANOR LAKES, 3024

Period from

06/05/2018

to

16/05/2018

Source

rea

Comparable property sale

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

7 Arrowhead Street, MANOR LAKES, 3024 Victoria

\$544,786

26/11/2017

9 Peppermint Crescent, MANOR LAKES, 3024 Victoria

\$495,501

13/03/2018

16 Barnsbury Road, WYNDHAM VALE, 3024 Victoria

\$530,000

21/12/2017