



firstnational
REAL ESTATE

Westwood



Statement of Information

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

25 Firecrest Road, MANOR LAKES, VIC, 3024

Indicative selling price

For the meaning of this price see 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 | 10 IXORA CRESCENT, MANOR LAKES | \$500,000 | 13/09/2017 |
| 2 | 11 SPRINGWOOD TERRACE, MANOR LAKES | \$514,000 | 23/10/2017 |
| 3 | 49 LANCEWOOD ROAD, MANOR LAKES | \$525,000 | 18/10/2017 |

Property data source: rpdata.com
Generated on 15 JAN 2018