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	20 Lenigas Crescent, Manor Lakes

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price		or range between	$795,000	&	$835,000

Median sale price

(*Delete house or unit as applicable)

Median price	$660,000	*House	X	*Land		Suburb	MANOR LAKES
Period - From	Dec 2024	to	May 2025			Source	CORE LOGIC

Comparable property sales

B* The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: Corelogic.com.au. Generated on 2nd May 2025.