

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 255 Bethany Road, Tarneit 3029

Indicative selling price

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

Single price \$350,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$500,000 *House X *Unit Suburb Tarneit
Period - From March 2017 to May 2017 Source APM - Pricefinder

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 – 12 Toulouse Crescent, Hoppers Crossing	\$400,000	08/04/2017
2 – 16 Harkaway Avenue, Hoppers Crossing	\$357,000	09/02/2017
3 – 80B O'Reilly Road, Tarneit	\$410,000	12/04/2017

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.