

## 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<br>Including suburb and<br>postcode | 26 Chlorinda Way Tarneit |
|                                             |                          |

### 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 \$ 555,000 & \$ 575,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 495,000 \*House ☒ \*Unit ☐ Suburb Tarneit

Period - From March 2017 to Sept 2017 Source Corelogic.com.au

### Comparable property sales

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) 4 Chlorinda Road Tarneit    | \$ 570,000 | 10/06/2017   |
| 2) 11 Evadene Drive Tarneit    | \$ 587,000 | 04/06/2017   |
| 3) 32 Columbia Street Tarneit  | \$ 576,000 | 23/09/2017   |

Property data source: Corelogic.com.au. Generated on the 08<sup>th</sup> Nov 2017.