

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 24 Meadow Way, Tarneit Vic 3029

### 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)

\$610,000

&

\$640,000

### Median sale price

Median price \$556,000

Property type House

Suburb Tarneit

Period - From 19/09/2019

to

19/12/2019

Source REIV

### 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 . 2 Lucia Ave TARNEIT VIC 3029	\$630,000	30/12/2019
2 . 7 Loxton St TARNEIT VIC 3029	\$620,000	29/11/2019
3 . 44 Azure Dr TARNEIT VIC 3029	\$615,000	01/11/2019

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.~~

This Statement of Information was prepared on: 07/01/2020 14:07