

## 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 11 ADRIAN CIRCUIT, 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 \$680,000 & \$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$635,000 \*House ☒ \*Unit ☐ Suburb Tarneit  
Period - From April 2022 to October 2022 Source CoreLogic

### 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
5 STAN DRIVE TARNEIT VIC 3029	\$722,000	09-Jun-22
662 TARNEIT ROAD TARNEIT VIC 3029	\$710,000	14-Jul-22
8 RIDER COURT TARNEIT VIC 3029	\$710,000	19-Sep-22

Property data source: Corelogic.com.au. Generated on 12<sup>th</sup> September 2022.