

## 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 22 Rose Grange Boulevard 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 \$ 455,000 & \$ 499,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$490,000 \*House x \*Unit Suburb Tarneit  
Period - From Jan-17 to Mar-17 Source REIV.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 13 Pegasus Court Tarneit	\$470,000	24-JUNE-17
2 68 Damask Drive Tarneit	\$471,000	2-APRIL-17
3 20 Rosamond Avenue Tarneit	\$475,000	28-JAN-17

Property data source: [propertydata.com.au](http://propertydata.com.au). Generated on 24 June 2017.