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

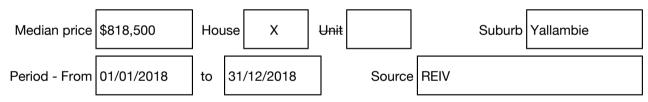
4 Tarcoola Drive, Yallambie Vic 3085 d e

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between \$600,000 | & | \$660,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price



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 P | | Price | Date of sale |
|----------------------------------|----------------------------|-----------|--------------|
| 1 | 3 Allima Av YALLAMBIE 3085 | \$670,000 | 03/01/2019 |
| 2 | 6 Shannon Cr WATSONIA 3087 | \$642,500 | 22/12/2018 |
| 3 | 5 Medbury Av WATSONIA 3087 | \$640,000 | 03/12/2018 |

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.

Account - Buckingham & Co | P: 03 9435 0999 | F: 03 9435 0111

propertydata

Generated: 26/02/2019 12:09

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.