

# 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 16 Yellowfin Drive, 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 \$\*310,000 & \$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$306,000 \*Land ☒ \*Unit ☐ Suburb Tarneit  
Period - From 01 Mar 2018 to 28 Feb 2019 Source

### 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 17 Yellowfin Drive, Tarneit	\$335,000	05 Oct 2018
2 35 Cinnamara Cir, Tarneit	\$349,000	22 Nov 2018
3 16 Manrake St, Tarneit	\$326,000	23 Nov 2018