

## 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 5 Monaro street, 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 \$600,000 & \$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$474,000 \*House \* Unit Suburb Tarneit

Period - From January 2017 to June 2017 Source REA

### 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
16 Penrose Promenade, Tarneit	\$679,000	10/06/2017
19 Hummingbird Blvd., Tarneit	\$644,000	01/06/2017
36 Winona Circuit, Tarneit	\$570,000	20/05/2017

Property data source: realestate.com.au. Generated on 19 June 2017.