

## 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 73 Knightsbridge 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 \$460,000 & 490,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$501,000 \*House ☒ \*Unit ☐ Suburb Tarneit  
Period - From 8<sup>th</sup> Sep 2017 to 8<sup>th</sup> Dec 2017 Source CORE LOGIC

### 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
31 Nottingham Crescent, Tarneit	\$482,500	24 <sup>th</sup> Oct 2017
24 Greenleaf Circuit, Tarneit	\$485,000	13 <sup>th</sup> Nov 2017
183 Thames Boulevard, Tarneit	\$470,000	23 <sup>rd</sup> Sep 2017

Property data source: Corelogic.com.au. Generated on 8<sup>th</sup> December 2017.