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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address Including suburb and postcode	6 Addison Ave 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	\$ 465,000	&	\$ 485,000
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**Median sale price**

(\*Delete house or unit as applicable)

Median price	\$495,000	*House	X	*Unit		Suburb	Tarneit
Period - From	June 17	to	Sept 17	Source	Realestate.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) 8 Kayla Ave Tarneit	\$475,000	28/07/2017
2) 60 Tyler Crescent Tarneit	\$ 460,000	01/06/2017
3) 24 Canada Way Tarneit	\$ 479,000	27/04/2017

Property data source: Corelogic.com.au. Generated on the 10<sup>th</sup> Oct 2017.