

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 45 Larson Avenue, Tarneit 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$480,000* or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$535,444 *House ☒ *Unit ☐ Suburb Tarneit
Period - From October 2017 to December 2017 Source APM - Pricefinder

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 – 37 Isabella Way, Tarneit	\$550,000	02/11/2017
2 – 7 Isabella Way, Tarneit	\$490,000	22/11/2017
3 – 38 Felicity Drive, Tarneit	\$485,800	29/01/2018

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.

Brian Mark
The local agents you can trust