

## 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 52 Oreilly Road 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 \$470,000 & \$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$510,000 \*House ☒ \*Unit ☐ Suburb Tarneit  
Period - From April 2017 to June 2017 Source REIV propertydata.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) 3 Billabong Crescent Tarneit	\$470,000	01/07/2017
2) 34 Cepora Way Tarneit	\$475,000	23/02/2017
3) 7 Stan Drive Tarneit	\$505,000	11/07/2017

Property data source: Corelogic.com.au. Generated on the 31st July 2017.