

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

20 Swainson close Tarneit Vic 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

\$*

or range between

\$ 680,000

&

\$ 720,000

Median sale price

Median price

\$ 632,000

Property type

House

Suburb

Tarneit Vic 3029

Period - From

Feb 2022

to

Aug 2022

Source

Real estate.com

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

1.11 Bishopgate ave Tarneit Vic 3029	\$ 695,000	9 June 2022
2. 17 Cinnamara circuit Tarneit Vic 3029	\$ 725,000	17 March 2022
3 59 Laflin ave Tarneit vic 3029	\$ 710,000	28 March 2022

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.

This Statement of Information was prepared on:

20 Aug ,2022

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