# 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

3 Laurence Way 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	\$485,000	&	\$499,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$550,000	Property type		House		Suburb	Tarneit
Period-from	01 Dec 2018	to	30 Nov 2	2019	Source		Corelogic

### 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 6 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
6 Geoffrey Terrace Tarneit VIC 3029	\$496,000	05-Oct-19
29 Isabella Way Tarneit VIC 3029	\$505,000	22-Oct-19
12 Moorookyle Avenue Tarneit VIC 3029	\$550,000	03-Aug-19

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 6 months.

This Statement of Information was prepared on: 12 December 2019

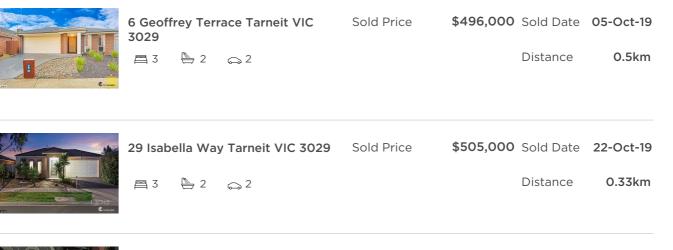


consumer.vic.gov.au



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12 Mooi 3029	rookyle	Avenue Tarneit VIC	Sold Price	\$550,000	Sold Date	03-Aug-19
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#### RS = Recent sale UN = Undisclosed Sale

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