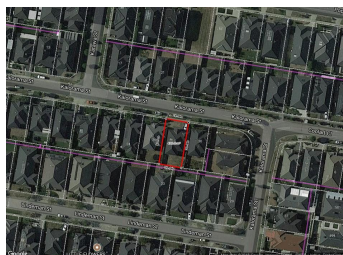


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 KALORAMA STREET, TARNEIT, VIC

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$525,000

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (House)

\$530,000

01 October 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4 WELFORD ST, TARNEIT, VIC 3029

4 2 2

Sale Price

\$560,000

Sale Date: 30/07/2017

Distance from Property: 365m



25 STANNIFER ST, TARNEIT, VIC 3029

4 2 2

Sale Price

\$510,000

Sale Date: 30/05/2017

Distance from Property: 200m



42 MOONDARA ST, TARNEIT, VIC 3029

4 2 1

Sale Price

\$530,000

Sale Date: 21/09/2017

Distance from Property: 408m



This report has been compiled on 01/02/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

28 KALORAMA STREET, TARNEIT, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$525,000

Median sale price

Median price

\$530,000

House

X

Unit

Suburb

TARNEIT

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
4 WELFORD ST, TARNEIT, VIC 3029	\$560,000	30/07/2017
25 STANNIFER ST, TARNEIT, VIC 3029	\$510,000	30/05/2017
42 MOONDARA ST, TARNEIT, VIC 3029	\$530,000	21/09/2017