

## 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 11 Blue Jay Crescent, 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 \$680,000 & \$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$587,000 \*House ☒ \*Unit ☐ Suburb Tarneit  
Period - From January 2018 to March 2018 Source CORE LOGIC

### 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             |
|--------------------------------|-----------|--------------------------|
| 9 Cottesloe Boulevard, Tarneit | \$705,000 | 4 <sup>th</sup> May 2018 |
| 931 Leakes Road, Tarneit       | \$705,000 | 3 <sup>rd</sup> Feb 2018 |
| 5 Peregrine Court, Tarneit     | \$723,000 | 6 <sup>th</sup> Mar 2018 |

Property data source: Corelogic.com.au. Generated on 18<sup>th</sup> June 2018.