

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 18 Mintarra Road, Tarneit

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 \$ 500,000 & \$ 550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$512,000

*House

X

*Unit

Suburb Tarneit

Period - From April to July

Source Realestate.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) 22 Mintarra Rd, Tarneit	\$542,000	08/04/2017
2) 30 Cobram St, Tarneit	\$530,000	22/07/2017
3) 868 Tarneit Rd, Tarneit	\$555,000	20/08/2017

Property data source: Corelogic.com.au. Generated on the 19th September 2017.