

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

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 \$420,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median price \$490,000 *House ☒ *Unit ☐ Suburb TARNEIT

Period - From JANUARY 2017 to MARCH 2017 Source REIV propertydata.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 48 Starling Avenue, Tarneit	\$433,000	06/12/16
2 75 Baden Powell Drive, Tarneit	\$437,000	28/02/17
3 519 Derrimut Road, Tarneit	\$462,000	05/12/16

Property data source: propertydata.com.au. Generated on 19 May 2017.