

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 40 Fairview Parade, 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 \$830,000 & \$870,000

Median sale price

(*Delete house or unit as applicable)

Median price \$625,000 *House ☒ *Unit ☐ Suburb Tarneit
Period - From June 2022 to November 2022 Source REIV

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
20 Fairview Parade, Tarneit	\$930,000	24 th Oct 2022
14 Sundial Boulevard, Tarneit	\$850,000	11 th Oct 2022
7 Seasons Boulevard, Tarneit	\$880,000	4 th Aug 2022

Property data source: Corelogic.com.au. Generated on 28 November 2022.