

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 12 Modern Cres, Tarneit VIC 3029

Indicative selling price

Single price

or range between \$550,000

&

\$580,000

Median sale price

Median price

\$570,000

*House

x

*Unit

Suburb Tarneit

Period - From

July 2019

to

Feb 2020

Source

Core Logic RP Data

Comparable property sales

These are the three properties sold within Two kilometres of the property for sale in the last 6 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. 25 CEPORA RD, TARNEIT, VIC 3029	\$568,000	07/09/2019
2. 68 YANGA AVE, TARNEIT, VIC 3029	\$560,000	03/07/2019
3. 8 TETON ST, TARNEIT, VIC 3029	\$560,000	28/11/2019