

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19A Brimstone Drive Tarneit VIC 3029

### 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

\$489,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,002

Property type

Other

Suburb

Tarneit

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 6 Ava Avenue Tarneit VIC 3029                  | \$490,000 | 17-Mar-19 |
| 4 Ava Avenue Tarneit VIC 3029                  | \$487,000 | 28-Apr-19 |
| 2/71 Sycamore Street Hoppers Crossing VIC 3029 | \$496,000 | 23-Apr-19 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 September 2019

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**6 Ava Avenue Tarneit VIC 3029**

Sold Price **\$490,000** Sold Date **17-Mar-19**

3 2 2

Distance **2.16km**

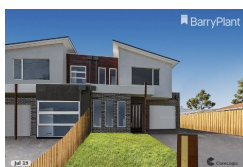


**4 Ava Avenue Tarneit VIC 3029**

Sold Price **\$487,000** Sold Date **28-Apr-19**

3 2 2

Distance **2.17km**



**2/71 Sycamore Street Hoppers Crossing VIC 3029**

Sold Price **\$496,000** Sold Date **23-Apr-19**

3 2 1

Distance **3.64km**

RS = Recent sale UN = Undisclosed Sale

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