

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 25 Swainson close 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 \$400,000 & \$430,000

Median sale price

(*Delete house or unit as applicable)

Median price \$575,000 *House x *Unit Suburb Tarneit
Period - From 29 Dec 2018 to 29 Mar 2019 Source Core Logic

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) 4 Cohen Avenue Tarneit	\$450,000	05/03/2019
2) 67 Moorookyle Avenue Tarneit	\$465,000	21/12/2018
3) 22 Felicity Drive Tarneit	\$423,000	28/12/2018