

## 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 12 Evadene Drive, Tarneit

### 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  or range between \$700,000 & 750,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$585,000 \*House  \*Unit  Suburb TARNEIT  
Period - From 10<sup>th</sup> Dec 2020 to 10<sup>th</sup> June 2021 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
26 Azure Drive, Tarneit	\$682,000	16 <sup>th</sup> April 2021
5 Wildunn Court, Tarneit	\$710,000	4 <sup>th</sup> May 2021
36 Hummingbird Boulevard, Tarneit	\$732,000	30 <sup>th</sup> April 2021

Property data source: Corelogic.com.au. Generated on 10<sup>th</sup> June 2021.