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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

27 Giofches Crescent Tarneit VIC 3029

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$535,000 & \$575,000

### Median Sale Price

\$570,000 Houses in Tarneit between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



|                                             |            |                  |           |                  |
|---------------------------------------------|------------|------------------|-----------|------------------|
| <b>53 McMahon Crescent Tarneit VIC 3029</b> | Sold Price | <b>\$560,000</b> | Sold Date | <b>27-Oct-18</b> |
| 4  2  2                                     |            |                  | Distance  | <b>0.12km</b>    |



|                                        |            |                                |           |                  |
|----------------------------------------|------------|--------------------------------|-----------|------------------|
| <b>23 Paprika Way Tarneit VIC 3029</b> | Sold Price | <sup>RS</sup> <b>\$570,000</b> | Sold Date | <b>05-Feb-19</b> |
| 4  2  2                                |            |                                | Distance  | <b>1.21km</b>    |



|                                             |            |                  |           |                  |
|---------------------------------------------|------------|------------------|-----------|------------------|
| <b>24 Bridport Circuit Tarneit VIC 3029</b> | Sold Price | <b>\$540,000</b> | Sold Date | <b>19-Oct-18</b> |
| 4  2  2                                     |            |                  | Distance  | <b>1.52km</b>    |

RS = Recent sale      UN = Undisclosed Sale

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