

# 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

4 Alice Way, Tarneit Vic 3029

### Indicative selling price

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

Range between \$480,000

&

\$520,000

### Median sale price

Median price \$550,000

Property Type House

Suburb Tarneit

Period - From 01/07/2018

to 30/06/2019

Source REIV

### 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 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	8 Blackbird St TARNEIT 3029	\$533,000	04/06/2019
2	4 Madigan St TARNEIT 3029	\$530,000	12/08/2019
3	69 Kingbird Av TARNEIT 3029	\$513,500	17/06/2019

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 six months.~~

This Statement of Information was prepared on:

24/09/2019 12:58



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**Property Type:** House  
**Land Size:** 513 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$520,000  
**Median House Price**  
Year ending June 2019: \$550,000

## Comparable Properties



**8 Blackbird St TARNEIT 3029 (REI/VG)**

**Agent Comments**

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**Price:** \$533,000  
**Method:** Private Sale  
**Date:** 04/06/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 512 sqm approx



**4 Madigan St TARNEIT 3029 (VG)**

**Agent Comments**

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**Price:** \$530,000  
**Method:** Sale  
**Date:** 12/08/2019  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx



**69 Kingbird Av TARNEIT 3029 (REI/VG)**

**Agent Comments**

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**Price:** \$513,500  
**Method:** Private Sale  
**Date:** 17/06/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 532 sqm approx