

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 3 Mercedes Dve Tarneit Vic 3029

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 \$*460000 & \$480000

Median sale price

(*Delete house or unit as applicable)

Median price \$585250 *House x *Unit Suburb Tarneit

Period - From 03/05/18 to 03/04/19 Source Real Estate.com

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 16 Cindia cresc Tarneit vic 3029	\$495000	02/03/19
230 Moondara st Tarneit vic 3029	\$ 490000	10/11/18
372 Damask dve Tarneit vic 3029	\$ 460000	27/10/18

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.