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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

12 Cuttlefish Circuit 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 \$599,000 & \$629,000









## Median Sale Price

\$565,000 Houses in Tarneit between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

	<b>7 Paprika Way Tarneit VIC 3029</b>	Sold Price	<sup>RS</sup> <b>\$688,000</b>	Sold Date	<b>11-Jan-19</b>
	 4  2  2			Distance	<b>0.04km</b>
	<b>13 Rapa Drive Tarneit VIC 3029</b>	Sold Price	<sup>RS</sup> <b>\$610,000</b>	Sold Date	<b>23-Jan-19</b>
	 4  2  2			Distance	<b>0.26km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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