

# 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

13 St Margarets Court, Tarneit Vic 3029

### 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

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$453,000

House

☒

Unit

Suburb

Tarneit Vic 3029

Period - From

01/12/2016

to

02/06/2017

Source

RP DATA CORELOGIC

### 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. 40 Alsace Avenue, Hoppers Crossing Vic 3029    | \$452,000 | 12/01/2017   |
| 2. 6 Calais Court, Hoppers Crossing Vic 3029      | \$476,000 | 19/04/2017   |
| 3. 3 Farnborough Place, Hoppers Crossing Vic 3029 | \$481,088 | 09/05/2017   |

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.~~