

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 14 Nightfall Way, Tarneit

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 \$640,000 & \$670,000

Median sale price

(*Delete house or unit as applicable)

Median price \$527,250 *House x *Unit Suburb Tarneit
Period - From April 2017 to March 2018 Source Price finder

Comparable property sales

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) 26 Passion crescent, Tarneit	\$650,000	04/11/2017
2) 812 Tarneit road, Tarneit	\$690,000	26/12/2017
3) 953 Leakes road, Tarneit	\$669,500	10/01/2018