

STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 1-9 – 9 Obsidian Avenue, Tarneit

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units

	Single price*		Lower price*		Higher price*
3 Bedroom Units	\$*	Or range between	\$*409,000	&	\$439,000
2 Bedroom Units	\$*	Or range between	\$*380,000	&	\$400,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$314,000

Suburb Tarneit

Period - From Feb 2017 to June 2017

Source REIV propertydata.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

Unit type or class

E.g. Two bedroom units

Address of comparable unit	Price	Date of sale
1- 61 Barron Street, Tarneit	\$ 365,000	21/04/2017
2	\$	
3	\$	

Unit type or class

E.g. Three bedroom units

Address of comparable unit	Price	Date of sale
1- 2 MaryAnn Way Tarneit	\$405,000	16/02/2017
2- 124B Bethany Road, Tarneit	\$380,000	12/01/2017
3	\$	

Unit type or class

E.g. Four bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

Unit type or class

E.g. Five bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

OR
B*

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

 Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 15th June 2017.