



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

45 Starling Ave,  
TARNEIT 3029

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$460,000 -  
\$506,000**

### Median sale price

Median **House** for **TARNEIT** for period **Mar 2017 - Sep 2017**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$451,000**

### Comparable property sales

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 the most comparable to the property for sale.

**28 Starling Ave,** Price **\$490,000** Sold 03 March 2017  
Tarneit 3029

**35 Starling Avenue,** Price **\$515,000** Sold 01 August 2017  
Tarneit 3029

**19 Reginato Court,** Price **\$460,000** Sold 07 September 2017  
Tarneit 3029

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

### Contact agents

 Nick Huang

03 9771 0102  
0421 283 492

[nick@justrealtyinternational.com.au](mailto:nick@justrealtyinternational.com.au)



**Just Realty International**

31C Langhorne Street,  
Dandenong VIC 3175