

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

4 Luster Crescent, 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 \$280,000 & \$299,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$480,000

*House

x

*Unit

Suburb

Tarneit

Period - From

April 2017

to

June 2017

Source

Realestate.com.au

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
6 Firelight Drive, Tarneit	\$283,000	07/07/2017
20 Arizona Crescent, Tarneit	\$275,000	29/03/2017
49 Passion Crescent, Tarneit	\$290,000	01/02/2017

Property data source: Corelogic.com.au. Generated on the 24th July 2017.