

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	5/27 Turva Ave 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 \$ 320,000 & \$ 350,000

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb
Period - From to Source

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) 3/27 Turva Ave Tarneit	\$339,900	30/08/2013
2) 11/27 Turva Ave Tarneit	\$ 359,800	30/06/2012
3) 33/27 Turva Ave Tarneit	\$ 339,900	19/10/2017

Property data source: Corelogic.com.au. Generated on the 10th October 2017.