

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 2 / 43 Knightsbridge Drive, 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 \$360,000 & \$396,000

Median sale price

(*Delete house or unit as applicable)

Median price \$356,500 *House ☐ *Unit ☒ Suburb Tarneit
Period - From 3rd Nov 2016 to 3rd May 2017 Source CORELOGIC.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
2 / 10 Governor Close, Tarneit	\$375,000	8 th March 2017
1 / 12 Chesterton Avenue, Tarneit	\$381,000	8 th December 2016
131 Bethany Road, Hoppers Crossing	\$355,000	29 th March 2017

Property data source: Corelogic.com.au. Generated on 03 May 2017.