

## 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 43 Kingbird Avenue, Tarneit

### Indicative selling price

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

Single price  or range between \$640,000 & \$704,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$525,000 \*House ☒ \*Unit ☐ Suburb Tarneit

Period - From July 2017 to Dec 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
1) 4 Mockingbird Street, Tarneit	\$660,000	23/09/2017
2) 20 Blackbird Street, Tarneit	\$695,000	30/09/2017
3) 953 Leakes Road, Tarneit	\$669,500	10/01/2018

Property data source: Corelogic.com.au. Generated on the 16<sup>th</sup> Of January 2018.