

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 TRANQUIL PLACE, TARNEIT, VIC 3029

 4  2  2

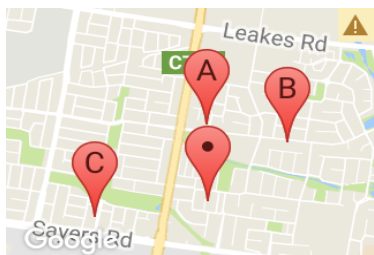
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$640,000 to \$700,000

Provided by: Saade Ghazi, Hunter French

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (House)

\$494,700

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3 PARKLEA WAY, TARNEIT, VIC 3029

 4  2  2

Sale Price

***\$645,500**

Sale Date: 25/09/2017

Distance from Property: 554m



59 BADEN POWELL DR, TARNEIT, VIC 3029

 4  2  2

Sale Price

***\$680,000**

Sale Date: 22/09/2017

Distance from Property: 675m



11 REFLECTIONS BVD, TARNEIT, VIC 3029

 4  2  2

Sale Price

***\$680,000**

Sale Date: 31/08/2017

Distance from Property: 745m



This report has been compiled on 20/10/2017 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

7 TRANQUIL PLACE, TARNEIT, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$640,000 to \$700,000

Median sale price

Median price

\$494,700

House

X

Unit

Suburb

TARNEIT

Period

01 October 2016 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 PARKLEA WAY, TARNEIT, VIC 3029	*\$645,500	25/09/2017
59 BADEN POWELL DR, TARNEIT, VIC 3029	*\$680,000	22/09/2017
11 REFLECTIONS BVD, TARNEIT, VIC 3029	*\$680,000	31/08/2017