

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 17 SHERLOCK AVENUE, 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 \$650,000 & \$690,000

Median sale price

(*Delete house or unit as applicable)

Median price \$635,000 *House ☒ *Unit ☐ Suburb Tarneit
Period - From April 2022 to October 2022 Source CoreLogic

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
35 HARRINGTON AVENUE TARNEIT VIC 3029	\$690,000	14-Apr-22
3 SOARING ROAD TARNEIT VIC 3029	\$650,000	08-Sep-22
6 MALLINA GLEN TARNEIT VIC 3029	\$730,000	05-Aug-22

Property data source: Corelogic.com.au. Generated on 12th September 2022.