

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 9 Vesper Avenue, Tarneit Vic 3029

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 \$680,000 & \$730,000

Median sale price

(*Delete house or unit as applicable)

Median price \$550,502 *House x *Unit Suburb Tarneit
Period - From February 2019 to Feb 2020 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
1) 3 Applegate Crescent Tarneit Vic 3029	\$700,000	22/11/2019
2) 21 Hummingbird Boulevard Tarneit Vic 3029	\$695,000	29/10/2019
3) 69 Inverell Parkway Tarneit Vic 3029	\$680,000	26/11/2019

Property data source: Corelogic.com.au. Generated on the 20th August, 2019.