

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 LAUREL AVENUE, TARNEIT, VIC 3029

4 2 2

Indicative Selling Price

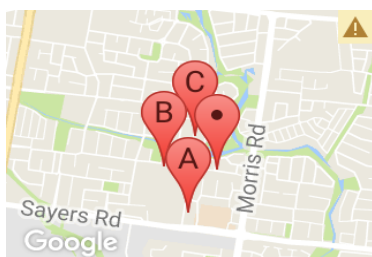
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

540,000 to 580,000

Provided by: Cameron Parker, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (House)

\$493,000

01 January 2017 to 30 June 2017

Provided by: pricefinder

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.



10 THOMAS CARR DR, TARNEIT, VIC 3029

3 2 2

Sale Price

\$621,500

Sale Date: 01/07/2017

Distance from Property: 367m



13 DAINTREE BVD, TARNEIT, VIC 3029

4 2 2

Sale Price

\$600,000

Sale Date: 04/05/2017

Distance from Property: 349m



7 CREEKWOOD CRT, TARNEIT, VIC 3029

4 2 2

Sale Price

\$600,000

Sale Date: 19/04/2017

Distance from Property: 275m



This report has been compiled on 30/09/2017 by Ian Reid Vendor Advocates. 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 LAUREL AVENUE, TARNEIT, VIC 3029

Indicative selling price

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

Price Range: 540,000 to 580,000

Median sale price

Median price\$493,000

HouseX

Unit

SuburbTARNEIT

Period01 January 2017 to 30 June 2017

Sourcepricefinder

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
10 THOMAS CARR DR, TARNEIT, VIC 3029	\$621,500	01/07/2017
13 DAINTREE BVD, TARNEIT, VIC 3029	\$600,000	04/05/2017
7 CREEKWOOD CRT, TARNEIT, VIC 3029	\$600,000	19/04/2017