

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 44 Sinclair Crescent, Tarneit 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 \$469,999* or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$540,000 *House ☒ *Unit ☐ Suburb Tarneit
Period - From December 2018 to February 2019 Source APM - Pricefinder

Comparable property sales (*Delete A or B below as applicable)

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 – 39 Tyler Crescent, Tarneit	\$475,000	04/04/2019
2 – 54 Edmund Drive, Tarneit	\$455,000	20/03/2019
3 – 1 Paulo Street, Tarneit	\$450,000	14/03/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Brian Mark
The local agents you can trust