

## 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 8 Babele Road, Tarneit 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$490,000 & \$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$495,000 \*House x \*Unit  Suburb Tarneit  
Period - From April 2018 to October 2018 Source Realestate.com.au

### 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) 2 Babele Road, Tarneit	\$545,000	19-03-2018
2) 8 Wing Circuit, Tarneit	\$565,000	28-06-2018
3) 56 Babele Road, Tarneit	\$534,000	07-03-2018

Property data source: Corelogic.com.au. Generated on the 30<sup>th</sup> October 2018.