

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 73 Barron Street, 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 \$ 395,000 & \$ 425,000

Median sale price

(*Delete house or unit as applicable)

Median price \$479,950 *House X *Unit Suburb Tarneit

Period - From April 17 to June 17 Source REIV.COM.AU

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
61 Barron Street, Tarneit	\$365,000	13 April 2017
17 Samaria Street, Tarneit	\$452,250	25 Feb 2017
2/21 Rebecca Promenade, Tarneit	\$410,000	15 May 2017

Property data source: realestate.com.au. Generated on 10 July 2017.