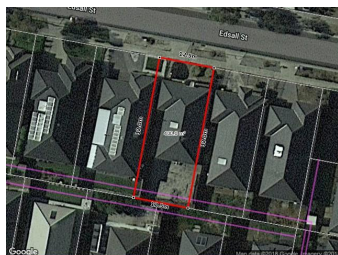


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 EDSALL STREET, TARNEIT, VIC 3029

3 2 2

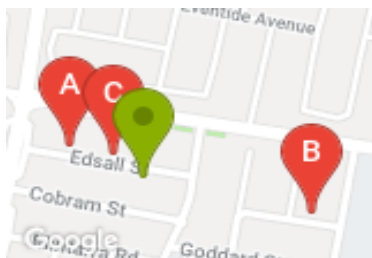
Indicative Selling Price

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

Price Range: \$520,000 to 560,000

Provided by: Cameron Parker, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (House)

\$575,000

01 January 2018 to 30 June 2018

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.



26 EDSALL ST, TARNEIT, VIC 3029

3 2 2

Sale Price

***\$525,000**

Sale Date: 01/05/2018

Distance from Property: 133m



19 KINNEAR AVE, TARNEIT, VIC 3029

3 2 2

Sale Price

\$525,000

Sale Date: 27/03/2018

Distance from Property: 280m



16 EDSALL ST, TARNEIT, VIC 3029

4 2 2

Sale Price

***\$570,000**

Sale Date: 01/07/2018

Distance from Property: 64m



This report has been compiled on 06/07/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - 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 EDSALL STREET, TARNEIT, VIC 3029

Indicative selling price

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

Price Range:

\$520,000 to 560,000

Median sale price

Median price

\$575,000

House

X

Unit


Suburb

TARNEIT

Period

01 January 2018 to 30 June 2018

Source



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
26 EDSALL ST, TARNEIT, VIC 3029	*\$525,000	01/05/2018
19 KINNEAR AVE, TARNEIT, VIC 3029	\$525,000	27/03/2018
16 EDSALL ST, TARNEIT, VIC 3029	*\$570,000	01/07/2018