

## 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 7/5 Thomas Carr Drive, Tarneit

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$359,000 & \$379,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$549,000 \*House x \*Unit Suburb Tarneit

Period - From July 2018 to Sept 2018 Source REIV [propertydata.com.au](http://propertydata.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
1) 40 Edgevale Way, Tarneit	\$380,000	24/10/2018
2) 28/5 Thomas Carr Drive, Tarneit	\$403,000	16/10/2018
3) 36/5 Thomas Carr Drive, Tarneit	\$402,500	02/07/2018

Property data source: Corelogic.com.au. Generated on the 27th Of November 2018.