

## 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 Mariposa Way 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 \$425,000 & \$445,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$510,000 \*House x \*Unit Suburb Tarneit

Period - From April 2017 to June 2017 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) 12 Geoffrey Terrace Tarneit | \$440,000 | 05/08/2017   |
| 2) 22 Oreilly Road Tarneit     | \$455,000 | 08/06/2017   |
| 3) 7 Vive Street Tarneit       | \$446,000 | 22/07/2017   |

Property data source: Corelogic.com.au. Generated on the 20<sup>th</sup> October 2017.