

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 80 Papillon Parade, 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 \$590,000 & \$649,000

Median sale price

(*Delete house or unit as applicable)

Median price \$510,000 *House ☒ *Unit ☐ Suburb Tarneit
Period - From 22nd April 2017 to 22nd July 2017 Source REIV

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
9 Stroud Glen, Tarneit	\$599,000	4 th May 2017
5 Monaro Street, Tarneit	\$642,000	18 th July 2017
16 Hummingbird Boulevard, Tarneit	\$610,000	24 th Feb 2017

Property data source: Corelogic.com.au. Generated on 22 July 2017.