# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

26 Homebush Drive Tarneit VIC 3029

### Indicative selling price

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

Single Price	\$439,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$550,000	Prop	erty type		House	Suburb	Tarneit
Period-from	01 Jun 2019	to	31 May 2	2020	Source		Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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
46 Hodgson Avenue Tarneit VIC 3029	\$475,000	26-Feb-20
20 Kruger Road Tarneit VIC 3029	\$498,500	04-Feb-20
25 Ravenshaw Chase Tarneit VIC 3029	\$492,000	21-Dec-19

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 June 2020

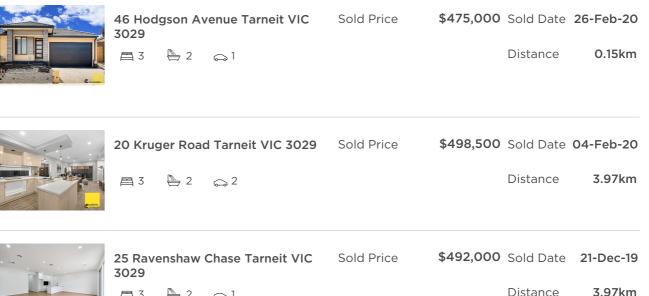


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#### **RS** = Recent sale UN = Undisclosed Sale

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