

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 32 Kingbird Avenue, 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 \$580,000 & \$610,000

Median sale price

(*Delete house or unit as applicable)

Median price \$538,000 *House ☒ x *Unit ☐ Suburb Tarneit

Period - From April 2019 to June 2019 Source REIV 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) 43 Eagleridge Promenade, Tarneit	\$615,000	17/05/2019
2) 53 Heartlands Blvd, Tarneit	\$596,500	08/05/2019
3) 49 Cottesloe Blvd, Tarneit	\$575,000	04/05/2019

Property data source: Corelogic.com.au. Generated on the 01st August, 2019.