

## 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 116 Baden Powell 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 \$ 700,000 & 750,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 476,000 \*House ☒ \*Unit ☐ Suburb Tarneit

Period - From 01/01/2017 to 30/04/2017 Source CORELOGIC.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
23 Blackbird St Tarneit	700,000	03/07/2017
17 Daintree Blvd Tarneit	760,000	11/04/2017
71 Amsterdam Ave Tarneit	770,000	26/06/2017

Property data source: Corelogic.com.au. Generated on 19<sup>th</sup> July 2017.