

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

9 Joybells Crescent, 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

\$545,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$575,000

*House

x

*Unit

Suburb

Tarneit

Period - From

April 2018

to

July 2018

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) 251 Thames Blvd, Tarneit	\$630,000	18/9/2018
2) 12 Rainone Pl, Tarneit	\$632,500	27/08/2018
3) 7 Joybells Crescent Tarneit	\$635,000	01/09/2018