

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 45 Mulholland Drive 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 \$*480,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$520000 *House ☒ *Unit ☐ Suburb Tarneit
Period - From 1-6-18 to 31-01-19 Source Rp Data

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 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 39 Luster Crescent Tarneit VIC 3029	\$495,000	30-10-18
2 43 Luster Crescent Tarneit VIC 3029	\$495,000	30-10-18
3 55A Butterfly Boulevard Tarneit VIC	\$430,000	13-03-19