





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 PROMINENCE BOULEVARD, TARNEIT, 🕮 4 🕒 2 😂 2







Indicative Selling Price

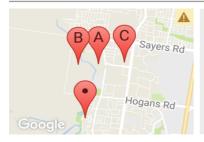
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$495,000 to \$525,000

Provided by: Meral Kantarcioglu, Sprint Property

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (House)

\$490,000

01 January 2017 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



283 BETHANY RD, TARNEIT, VIC 3029







Sale Price

*\$512,000

Sale Date: 22/07/2017

Distance from Property: 1.6km













Sale Price

\$532,500

Sale Date: 06/05/2017

Distance from Property: 1.6km





59 EMPEROR PDE, TARNEIT, VIC 3029







Sale Price

*\$510,000

Sale Date: 25/05/2017

Distance from Property: 1.9km



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 PROMINENCE BOULEVARD, TARNEIT, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$495,000 to \$525,000

Median sale price

Median price	\$490,000	House X	Unit	Suburb	TARNEIT	
Period	01 January 2017 to 30 June 2017		Source	p	pricefinder	

Comparable property sales

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
283 BETHANY RD, TARNEIT, VIC 3029	*\$512,000	22/07/2017
67 LANSDOWNE PDE, TARNEIT, VIC 3029	\$532,500	06/05/2017
59 EMPEROR PDE, TARNEIT, VIC 3029	*\$510,000	25/05/2017

