

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

13 Edmund 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 or range between \$630,000 & \$655,000

Median sale price

Median price \$550,000 Property type House Suburb Tarneit

Period - From 1 Feb 2019 to 31 Jan 2020 Source Corelogic

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
2 Lucia Avenue, Tarneit	\$630,000	28 Dec 2019
34 Bandicoot Loop, Tarneit	\$665,000	9 Nov 2019
6 Borboleta Street, Tarneit	\$626,000	20 Mar 2019

This Statement of Information was prepared on: February 2020