
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 Papillon Parade, 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 \$640,000 & \$704,000

Median sale price

(*Delete house or unit as applicable)

Median price \$527,500 *House x *Unit Suburb Tarneit

Period - From July 2017 to Sep 2017 Source Realestate.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) 33 Papillon Parade, Tarneit	\$642,000	22/06/2017
2) 20 Swordgrass Avenue, Tarneit	\$680,000	14/08/2017
3) 36 Chlorinda Road, Tarneit	\$690,000	26/05/2017

Property data source: Corelogic.com.au. Generated on the 13th November 2017.