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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

8 Madigan Street Tarneit VIC 3029

 4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$599,000 & \$640,000

### Median Sale Price

\$565,000 Houses in Tarneit between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
|  | <b>28 Carbine Avenue Tarneit VIC 3029</b>                                                                                                                                                                                                                         | Sold Price | <b>\$600,000</b> | Sold Date | <b>20-Dec-18</b> |
|                                                                                     |  4  2  - |            |                  | Distance  | <b>0.28km</b>    |
|  | <b>11 Oldbury Grange Tarneit VIC 3029</b>                                                                                                                                                                                                                         | Sold Price | <b>\$610,000</b> | Sold Date | <b>15-May-18</b> |
|                                                                                     |  4  2  2 |            |                  | Distance  | <b>0.37km</b>    |
|  | <b>18 Sherlock Avenue Tarneit VIC 3029</b>                                                                                                                                                                                                                        | Sold Price | <b>\$635,000</b> | Sold Date | <b>27-Nov-18</b> |
|                                                                                     |  4  2  2 |            |                  | Distance  | <b>0.38km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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