

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 31 Millendon Boulevard, Tarneit 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$629,999 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000 *House ☒ *Unit ☐ Suburb Tarneit
Period - From January 2017 to March 2017 Source APM - Pricefinder

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 – 41 Harrington Avenue, Tarneit	\$600,000	11/01/2017
2 – 713 Tarneit Road, Tarneit	\$627,000	18/02/2017
3 – 23 Crossway Avenue, Tarneit	\$650,000	20/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.