

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 19 ST NICHOLAS COURT TARNEIT VIC 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 or range between \$850,000 & \$930,000

Median sale price

(*Delete house or unit as applicable)

Median price \$650,000 *House ☒ *Unit ☐ Suburb Tarneit
Period - From October 2022 to April 2023 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
12 ST PATRICKS PLACE TARNEIT VIC 3029	\$905,000	15-Nov-22
20 FAIRVIEW PARADE TARNEIT VIC 3029	\$930,000	17-Oct-22
3 SUMMER COURT TARNEIT VIC 3029	\$900,000	30-Jan-23

Property data source: Corelogic.com.au. Generated on 12th April 2023.