

# 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

237 Thames boulevard, Tarneit, 3029 VIC

### Indicative selling price

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

Single price

\$\*

or range  
between

\$499,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$517,000

\*House

X

\*Unit

Suburb

Tarneit

Period - From

12-02-18

to

12-02-19

Source

RP Data

### 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
25 lindrumoullook Tarneit vic 3029	\$540,000	02-mar-19
10 Airedale avenue Tarneit vic 3029	\$540,000	23-DEC-18
7 Chantelle parade Tarneit vic 3029	\$512,000	11-dec-2018

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.