



STATEMENT OF INFORMATION

65 PAPILLON PARADE, TARNEIT, VIC 3029

PREPARED BY IAN STEWART, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



65 PAPILLON PARADE, TARNEIT, VIC 3029  4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$525,000 to \$575,000

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (House)

\$530,000

01 October 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



11 BECKFORD CL, HOPPERS CROSSING, VIC  4  2  2

Sale Price

\$565,000

Sale Date: 14/10/2017

Distance from Property: 1.6km



11 COTTESLOE BVD, TARNEIT, VIC 3029  4  2  2

Sale Price

\$575,000

Sale Date: 03/09/2017

Distance from Property: 1.5km



5 NAVY ST, TARNEIT, VIC 3029  4  2  2

Sale Price

\$560,000

Sale Date: 30/08/2017

Distance from Property: 442m



This report has been compiled on 05/02/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

65 PAPILLON PARADE, TARNEIT, VIC 3029

Indicative selling price

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Price Range:

\$525,000 to \$575,000

Median sale price

Median price

\$530,000

House

X

Unit


Suburb

TARNEIT

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
11 BECKFORD CL, HOPPERS CROSSING, VIC 3029	\$565,000	14/10/2017
11 COTTESLOE BVD, TARNEIT, VIC 3029	\$575,000	03/09/2017
5 NAVY ST, TARNEIT, VIC 3029	\$560,000	30/08/2017