

# 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

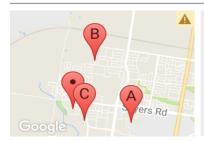
#### **Indicative Selling Price**

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







Sale Price

\$565,000

Sale Date: 14/10/2017

Distance from Property: 1.6km





#### 11 COTTESLOE BVD, TARNEIT, VIC 3029







**Sale Price** 

\$575,000

Sale Date: 03/09/2017

Distance from Property: 1.5km





**5 NAVY ST, TARNEIT, VIC 3029** 







**Sale Price** 

\$560,000

Sale Date: 30/08/2017

Distance from Property: 442m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode 65 PAPILLON PARADE, TARNEIT, VIC 3029	
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#### Indicative selling price

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

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	p	pricefinder	

#### 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