

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 EMPEROR PARADE 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 \$ 580,000 & \$ 620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$490,000 *House ☒ *Unit ☐ Suburb TARNEIT

Period - From JAN-17 to MAR-17 Source REIV.COM.AU

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
1	9 AZURE DRIVE TARNEIT	\$599,000	1-MARCH-2017
2	4 AZURE DRIVE TARNEIT	\$585,000	21-FEB-2017
3	41 HARRINGTON AVENUE TARNEIT	\$600,000	11-JAN-2017

Property data source: propertydata.com.au. Generated on 31 May 2017.