
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

27 Cadell Avenue, Tarneit

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 \$640,000 & \$670,000

Median sale price

(*Delete house or unit as applicable)

Median price \$538,000 *House x *Unit Suburb Tarneit

Period - From April 2019 to June 2019 Source REIV Propertydata.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) 6 Conargo Avenue, Tarneit	\$635,000	21/02/2019
2) 15 Ankuri Road, Tarneit	\$666,000	17/02/2019
3) 18 Edsall Street, Tarneit	\$682,000	26/02/2019

Property data source: Corelogic.com.au. Generated on the 22nd August, 2019.