# Statement of Information Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

Address Including suburb and postcode

17 Persian Crescent 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	\$609,000	&	\$629,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$575,000	Prope	erty type	e House		Suburb	Tarneit
Period-from	01 Aug 2020	to	31 Jul 2	021	Source		Corelogic

### 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 6 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
16 Lowrie Street Tarneit VIC 3029	\$620,000	24-Apr-21
12 Lowrie Street Tarneit VIC 3029	\$630,000	08-Dec-20
64 Modern Crescent Tarneit VIC 3029	\$637,000	14-Dec-20

#### 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 6 months.

This Statement of Information was prepared on: 30 August 2021

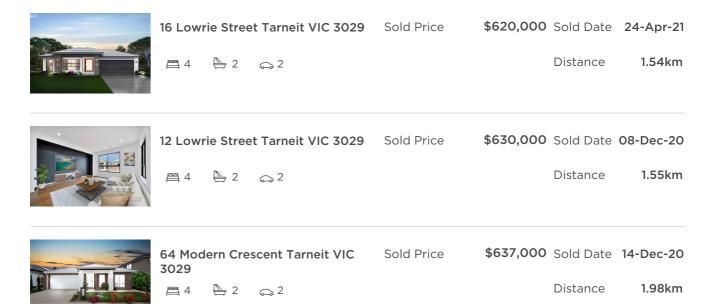


consumer.vic.gov.au



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#### RS = Recent sale UN = Undisclosed Sale

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