

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 34 Nighthawk Road, 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 \$670,000 & \$710,000

Median sale price

(*Delete house or unit as applicable)

Median price \$537,000 *House x *Unit Suburb Tarneit

Period - From January 2019 to March 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) 38 Hummingbird Blvd, Tarneit	\$680,000	18/12/2018
2) 18 Edsall Street, Tarneit	\$682,000	26/02/2019
3) 14 Blue Jay Crescent, Tarneit	\$740,000	08/02/2019

Property data source: Corelogic.com.au. Generated on the 23rd May, 2019.