

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 11 Ribbon Gum Drive, 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 \$580,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$543,000 *House ☒ *Unit ☐ Suburb Tarneit

Period - From October 2017 to December 2017 Source reiv.com.au/market-insights/suburb/tarneit

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) 7 Laurina Avenue, Tarneit	\$600,000	24 Nov 2017
2) 7 Laurel Avenue, Tarneit	\$620,000	11 Nov 2017
3) 59 Rose Grange Boulevard, Tarneit	\$590,000	28 Aug 2017

Property data source: Corelogic.com.au. Generated on the 22nd January 2018.