

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 38 Samaria Street, Tarneit, VIC, 3029

Indicative selling price

Single price or range between \$640,000 & \$680,000

Median sale price

Median price \$552,500 *House x *Unit Suburb Tarneit

Period - From 01 Mar 2019 to 27 Mar 2020 Source Core Logic RP Data

Comparable property sales

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
1. 31 Samaria Street, Tarneit	\$666,000	18/11/2019
2. 129 Crossway Avenue Tarneit	\$635,000	03/01/2020
3. 6 Cadell Avenue Tarneit	\$655,000	17/12/2019