

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 20 Mirima Street 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 \$ 600,000 & \$ 650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 515,000 *House X *Unit Suburb Tarneit

Period - From August 2017 to February 2017 Source Realestate.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) 20 Gaig Way Tarneit	\$ 625,000	16/10/2017
2) 5 Lamington Drive Tarneit	\$ 600,000	09/10/2017
3) 26 Heartlands Boulevard Tarneit	\$ 650,000	29/11/2017

Property data source: Corelogic.com.au. Generated on the 06th Feb 2017.