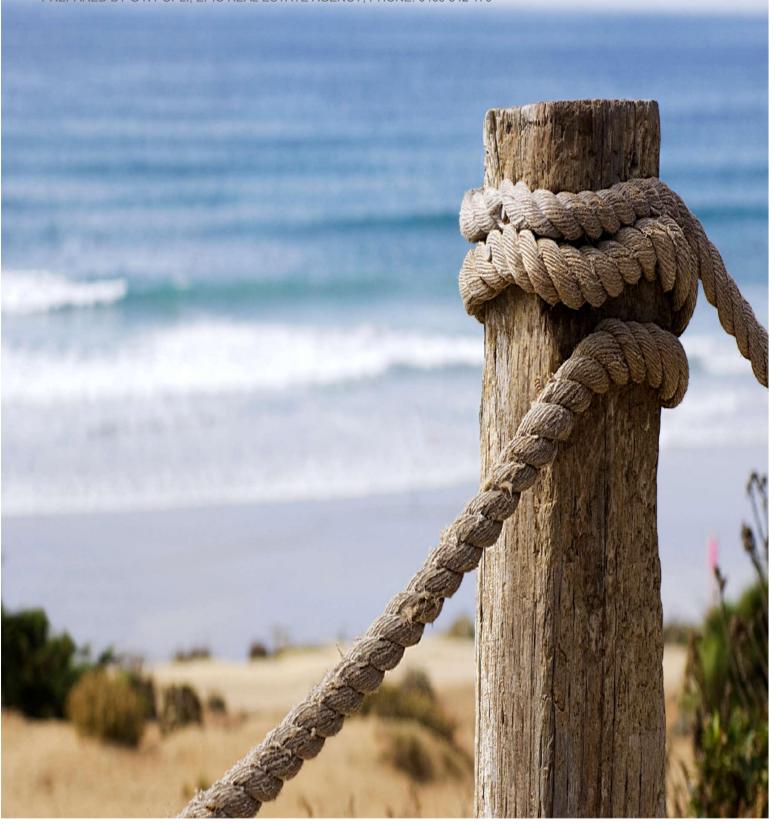
STATEMENT OF INFORMATION

11 MONASTERY COURT, TARNEIT, VIC 3029

PREPARED BY G K POPLI, EPIC REAL ESTATE AGENCY, PHONE: 0469 342 170





Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

Address Including suburb and postcode	11 MONASTERY COURT TARNET VIC 3029
---------------------------------------	------------------------------------

Indicative selling price

					consumer.vic.		/	
-or tha	maanina	Of thic	nrica	മമാ	conclimat vic	00V 211	// Inaara	HATINA
1 OI 111 0	III c aiiiiu	OI IIIIS	יסטווט	300	COLISCILIE . VIC.	.uov.au	/unuciu	uounu

Single Price: \$730,000	Single Price:	\$730,000
-------------------------	---------------	-----------

Median sale price

Median price	\$655,000	Property type	House	Suburb	TARNEIT
Period	01 April 2025 to 30 June 2025		Source	pricefinder	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale		
4 MONASTERY CRT, TARNEIT, VIC 3029	\$750,000	25/03/2025		
88 POLLY PDE, TARNEIT, VIC 3029	\$716,000	15/03/2025		
50 STUBBERFIELD RD, TARNEIT, VIC 3029	\$700,000	13/06/2025		

This Statement of Information was prepared on:

23/07/2025

