

LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

16 Mintarra Road, Tarneit

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$520,000

&

\$550,000

Median sale price

Median price

\$465,000

House



Unit



Suburb

Tarneit

Period - From

August 2016

to

July 2017

Source

RP Data Core Logic

Comparable 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 agent's representative considers to be most comparable to the property for sale.

Comparable #1

| | | | |
|-------------------|---------------------------------|---------------------|------------|
| Address | 14 Cottesloe Boulevard, Tarneit | | |
| Sale Price | \$525,000 | Date of Sale | 19/05/2017 |

Comparable #2

| | | | |
|-------------------|---------------------------------|---------------------|------------|
| Address | 41 Cottesloe Boulevard, Tarneit | | |
| Sale Price | \$530,000 | Date of Sale | 13/06/2017 |

Comparable #3

| | | | |
|-------------------|--------------------------|---------------------|------------|
| Address | 793 Leakes Road, Tarneit | | |
| Sale Price | \$532,000 | Date of Sale | 03/05/2017 |

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