



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)

7 Baratta Road, TARNEIT, 3029

Indicative selling price

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

Single Price

or range between

\$575,000

&

\$620,000

Median sale price

Median price

\$500,000

Property type

House

Suburb

TARNEIT, 3029

Period from

14/01/2017

to

14/07/2017

Source

RP DATA

Comparable property sale

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

16 Hummingbird Boulevard, TARNEIT, 3029 Victoria

\$610,000

24/02/2017

36 Winona Circuit, TARNEIT, 3029 Victoria

\$570,000

10/05/2017

22 Mintarra Road, TARNEIT, 3029 Victoria

\$542,500

08/04/2017