

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

Lot 213 Guidance Way, Tarneit, VIC 3029

INDICATIVE SELLING PRICE

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

Single Price \$264,000

MEDIAN SALE PRICE

Median price \$265,000 | House | Tarneit (3029)

Period - From 1 January 2017 to 30 June 2017 | Source - RP Data

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

Address of Comparable Property	Price	Date of Sale
6 MERCEDES DR, TARNEIT VIC 3029	\$286,000	22/06/2017
20 MANNING CCT, TARNEIT VIC 3029	\$285,000	03/07/2017
408 SPARKLE WAY, TARNEIT VIC 3029	\$270,000	18/06/2017