

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

Lot 2916 Antonio Road, Tarneit, VIC 3029 (Heartlands Estate)

Indicative selling price

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

Single price \$706,900

Median sale price

Median price

\$600,000

*House

Suburb or locality

Tarneit

Period - From

1 Oct 2017

to

1 Oct 2018

Source

Realestate.com.au

Comparable property sales

These are the three properties sold within five 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 26 Berowra Street, Tarneit VIC 3029 | \$620,000 | 6 Aug 2018 |
| 2 62 Barrangi Drive, Tarneit VIC 3029 | \$685,000 | 12 June 2018 |
| 3 2822 Pantanal Road, Tarneit VIC 3029 | \$697,000 | 1 Jan 2018 |

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

