

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

Indicative selling price

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

Single price \$ or range between &

Median sale price

Median price \$ Property type Suburb

Period - From to Source

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
1 Lot 1311 - Candelo Way, Tarnait, 3029	\$ 329,900	13/03/2024
2 Lot 1133 - Lopera Drive, Tarnait, 3029	\$ 325,900	11/02/2024
3 Lot 5444 - Cosmopolitan Drive, Wyndham Vale, 3024	\$ 323,000	19/02/2024

This Statement of Information was prepared on: