



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

10 LEDA DRIVE, Tarneit, VIC 3029

INDICATIVE SELLING PRICE

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

Range Between \$575,000 & \$625,000

MEDIAN SALE PRICE

Median price \$543,000 | House | Tarneit (3029)

Period - From 1 October 2017 to 26 January 2018 | 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
74 BADEN POWELL DRIVE, TARNEIT VIC 3029	\$577,000	01/11/2017
7 LAUREL AVENUE, TARNEIT VIC 3029	\$620,000	11/11/2017
24 TENTERFIELD PLACE, TARNEIT VIC 3029	\$620,000	19/08/2017