



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 45 Madden Boulevard, TARNEIT 3029

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$580,000 - \$590,000**

### Median sale price

Median **House** for **TARNEIT** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$545,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**47 Madden Boulevard,**  
Tarneit 3029

Price **\$580,000** Sold 07  
August 2019

**40 Madden Boulevard,**  
Tarneit 3029

Price **\$610,000** Sold 29 July  
2019

**24 Guidance Way,**  
Tarneit 3029

Price **\$598,000** Sold 20 July  
2019

This Statement of Information was prepared on 18th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Tarneit

Tarneit Central Shopping Centre,  
Shop 20, 540 Derrimut Road,  
Tarneit VIC 3029

### Contact agents



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