

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 9 Paprika Way, Tarneit, VIC 3029

Indicative selling price

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

Single Price \$300,000

Median sale price

Median price \$308,000 Property Type House Suburb Tarneit (3029)

Period - From 01/08/2018 to 31/07/2019 Source Core Logic

Comparable property sales

A 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
28 CUTTLEFISH CIRCUIT, TARNEIT VIC 3029	\$312,000	01/08/2019
27 SANTAROSA AVENUE, TARNEIT VIC 3029	\$307,000	07/07/2019
92 CASSINIA CIRCUIT, TARNEIT VIC 3029	\$320,000	31/03/2019

This Statement of Information was prepared on: 04/11/2019