

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

51 Beckworth Boulevard Tarneit

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting(*Delete single price or range as applicable) Single price \$* or range between \$570,000 & \$600,000

Median sale price

Median price \$ 500,000

Property type House

Suburb Tarneit

Period - From 01-01-19

to

01-09-19

Source RP data

Comparable property sales (*Delete A or B below as applicable)

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
1. 32 Bandicoot Loop Tarneit VIC 3029	\$ 635,000	05-05-19
2. 46 Bandicoot Loop Tarneit VIC 3029	\$ 620,000	24-08-19
3. 42 Bogong Loop Tarneit VIC 3029	\$ 617,500	01-08-19

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13-11-19