

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 9F OBSIDIAN AVENUE, 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 \$445,000 & \$465,000

Median sale price

(*Delete house or unit as applicable)

Median price \$444,000 *House ☐ *Unit ☒ Suburb TARNEIT

Period - From July 2023 to December 2023 Source CoreLogic

Comparable property sales

B* The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: Corelogic.com.au. Generated on 7th December 2023.