CENTURY 21

# 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

7 Heartlands Boulevard Tarneit, 3029

### Indicative selling price

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

Single price $550,000.00

### Median sale price

Median price $528,500.00 House X Suburb TARNEIT

Period - From 21-Aug-2017 to 20-Nov-2017 Source REA

### 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 |
|---|---|---|---|
| 1 | 35 Lofty Drive, Tarneit | $595,000.00 | 17-Jul-2017 |
| 2 | 3 Berowa Street, Tarneit | $545,000.00 | 16-Nov-2017 |
| 3 | 37 Isabella Way, Tarneit | $550,000.00 | 02-Nov-2017 |


Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.
This document was prepared by CENTURY 21 Australia on 27-Apr-2019 at 10:59:02 AM EST