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

11 Ebony Way Tarneit VIC 3029

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	\$530,000	&	\$560,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$566,000	Prope	Property type		House	Suburb	Tarneit
Period-from	01 Mar 2020	to	28 Feb 2021 Source			Corelogic	

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 6 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	
17 Bostock Drive Tarneit VIC 3029	\$592,000	14-Jul-20	
12 Lamington Drive Tarneit VIC 3029	\$530,000	02-Dec-20	
76 Moorookyle Avenue Tarneit VIC 3029	\$548,000	01-Mar-21	

OR

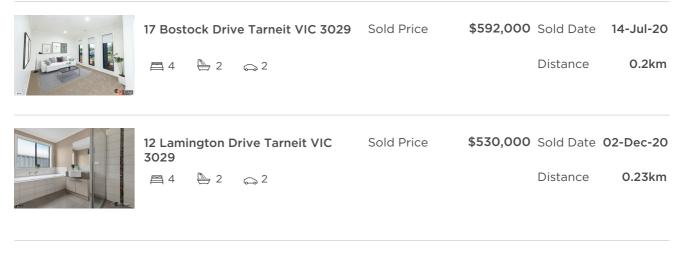
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 March 2021



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76 Moo 3029	rookyle	Avenue Tarneit VIC	Sold Price	^{RS} \$548,000	Sold Date	01-Mar-21
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RS = Recent sale UN = Undisclosed Sale

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