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

18B GLASSWING STREET 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	\$599,000	&	\$629,000
Single Price		\$599,000	&	\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$454,000	Prop	erty type	ty type Unit		Suburb	Tarneit
Period-from	01 Jan 2024	to	31 Dec 2	2024	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
12 YVONNE WAY TARNEIT VIC 3029	\$630,000	28-Oct-24
58 TARLO DRIVE TARNEIT VIC 3029	\$615,000	05-Dec-24
91 BUTTERFLY BOULEVARD TARNEIT VIC 3029	\$583,000	13-Nov-24

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: 24 January 2025

