



STATEMENT OF INFORMATION

2 HIDDEN VALLEY DRIVE, TARNEIT, VIC-3029

PREPARED BY MERAL KANTARCIOGLU, SPRINT PROPERTY





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 HIDDEN VALLEY DRIVE, TARNEIT, VIC

4 2 2

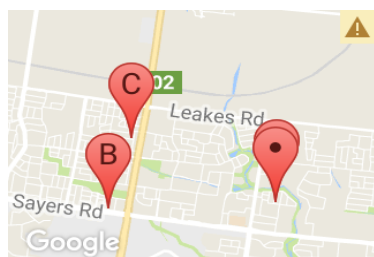
Indicative Selling Price

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

Price Range: **\$527,000 to \$562,000**

Provided by: Meral Kantarcioglu, Sprint Property

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (House)

\$526,000

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



18 HIDDEN VALLEY DR, TARNEIT, VIC 3029

4 2 2

Sale Price

\$528,786

Sale Date: 06/07/2017

Distance from Property: 113m



11 PRISM ST, TARNEIT, VIC 3029

4 2 2

Sale Price

\$560,000

Sale Date: 27/06/2017

Distance from Property: 2.2km



4 WELFORD ST, TARNEIT, VIC 3029

4 2 2

Sale Price

\$560,000

Sale Date: 30/07/2017

Distance from Property: 2.1km



This report has been compiled on 03/01/2018 by Sprint Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

2 HIDDEN VALLEY DRIVE, TARNEIT, VIC 3029

Indicative selling price

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

Price Range: \$527,000 to \$562,000

Median sale price

Median price \$526,000

House

Unit

Suburb

TARNEIT

Period 01 July 2017 to 31 December 2017

Source



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
18 HIDDEN VALLEY DR, TARNEIT, VIC 3029	\$528,786	06/07/2017
11 PRISM ST, TARNEIT, VIC 3029	\$560,000	27/06/2017
4 WELFORD ST, TARNEIT, VIC 3029	\$560,000	30/07/2017