

# 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

13 Lucia Avenue, Tarneit 3029
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$630,000
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### Median sale price

Median price

\$545,000
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Property type

House
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Suburb

Tarneit
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Period - From

November 2019
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to

January 2020
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Source

APM - Pricfinder
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### 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 – 2 Lucia Avenue, Tarneit	\$630,000	02/01/2020
2 – 29 Papillon Parade, Tarneit	\$645,000	10/10/2019
3 – 1 Delias Road, Tarneit	\$634,000	30/09/2019

This Statement of Information was prepared on:

02/03/2020
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