

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

1 Ornament Avenue 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

\$237,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Other

Suburb

Tarneit

Period-from

01 Jan 2021

to

31 Dec 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

3 Gathering Grove Tarneit VIC 3029	\$287,000	27-Sep-21
25 Calvante Way Tarneit VIC 3029	\$279,000	12-Aug-21
61 Cinnamara Circuit Tarneit VIC 3029	\$259,000	02-Oct-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.~~

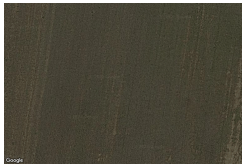
This Statement of Information was prepared on: 22 January 2022



Preet Rathore

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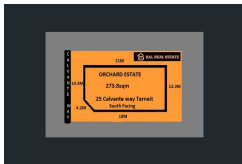
E preet.rathore@sahararealestate.com.au



3 Gathering Grove Tarneit VIC 3029 Sold Price **\$287,000** Sold Date **27-Sep-21**

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Distance **1.37km**



25 Calvante Way Tarneit VIC 3029 Sold Price **\$279,000** Sold Date **12-Aug-21**

3 2 -

Distance **0.95km**



61 Cinnamara Circuit Tarneit VIC 3029 Sold Price ^{RS} **\$259,000** ^{UN} Sold Date **02-Oct-21**

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Distance **3.76km**

RS = Recent sale

UN = Undisclosed Sale

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