

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

9 Opulent Boulevard 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,500

Property type

Land

Suburb

Tarneit

Period-from

01 May 2019

to

30 Apr 2020

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

8 Blairmont Crescent Tarneit VIC 3029	\$315,000	30-Mar-20
12 Harker Esplanade Tarneit VIC 3029	\$302,000	13-Jul-19
34 Ararat Street Tarneit VIC 3029	\$308,000	30-Jul-19

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.~~

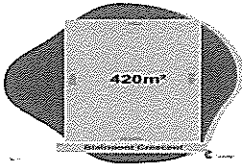
This Statement of Information was prepared on: 06 May 2020

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8 Blairmont Crescent Tarneit VIC 3029

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Sold Price ^{RS} **\$315,000** ^{UN} Sold Date **30-Mar-20**

Distance -

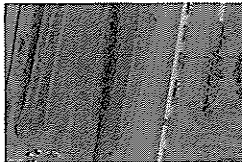


12 Harker Esplanade Tarneit VIC 3029

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Sold Price **\$302,000** Sold Date **13-Jul-19**

Distance **3.71km**



34 Ararat Street Tarneit VIC 3029

- - -

Sold Price **\$308,000** Sold Date **30-Jul-19**

Distance **4.3km**

RS = Recent sale

UN = Undisclosed Sale

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