

## 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

2 SEASONS BOULEVARD TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$348,500

Property type

Land

Suburb

Tarneit

Period-from

01 Jul 2021

to

30 Jun 2022

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 6 SEASONS BOULEVARD TARNEIT VIC 3029 | \$930,888   | 19-Apr-22 |
| 25 ZERI DRIVE TARNEIT VIC 3029       | \$1,100,000 | 07-Jul-22 |
| 11 LOMA COURT TARNEIT VIC 3029       | \$960,000   | 29-Jan-22 |

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: 29 July 2022



**6 SEASONS BOULEVARD TARNEIT VIC 3029**

Sold Price

**\$930,888**

Sold Date

**19-Apr-22**

 4  2  4

Distance

**0.04km**



**25 ZERI DRIVE TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$1,100,000**

Sold Date

**07-Jul-22**

 3  2  3

Distance

**0.88km**



**11 LOMA COURT TARNEIT VIC 3029**

Sold Price

**\$960,000**

Sold Date

**29-Jan-22**

 4  3  3

Distance

**1.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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