

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

18/5 Thomas Carr Drive 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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Sep 2020

to

31 Aug 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

41/5 Thomas Carr Drive Tarneit VIC 3029	\$369,000	31-Mar-21
23/1 Clearwater Rise Parade Truganina VIC 3029	\$360,000	21-Jun-21
2/490 Morris Road Truganina VIC 3029	\$388,000	01-Apr-21

OR

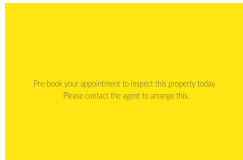
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 September 2021



41/5 Thomas Carr Drive Tarneit VIC 3029 Sold Price **\$369,000** Sold Date **31-Mar-21**

 2  1  1 Distance -



23/1 Clearwater Rise Parade Truganina VIC 3029 Sold Price **\$360,000** Sold Date **21-Jun-21**

 2  1  1 Distance **1.22km**



2/490 Morris Road Truganina VIC 3029 Sold Price **\$388,000** Sold Date **01-Apr-21**

 2  1  1 Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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