

Statement of Information

16 Layla Crescent TARNEIT VIC 3029



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

16 Layla Crescent 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

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$311,500

Property type

Land

Suburb

Tarneit

Period-from

01 Nov 2020

to

31 Oct 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

26 Layla Crescent Tarneit VIC 3029	\$300,000	25-Jun-21
7 Layla Crescent Tarneit VIC 3029	\$405,000	21-Oct-21
5 Layla Crescent Tarneit VIC 3029	\$370,000	21-Jun-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: 12 November 2021

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26 Layla Crescent Tarneit VIC 3029 Sold Price **\$300,000** Sold Date **25-Jun-21**

- - -

Distance **0.06km**



7 Layla Crescent Tarneit VIC 3029 Sold Price ^{RS} **\$405,000** Sold Date **21-Oct-21**

- - -

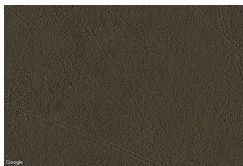
Distance **0.06km**



5 Layla Crescent Tarneit VIC 3029 Sold Price **\$370,000** Sold Date **21-Jun-21**

- - -

Distance **0.07km**



52 Hermosa Drive Tarneit VIC 3029 Sold Price **\$345,000** Sold Date **19-Jun-21**

4 2 -

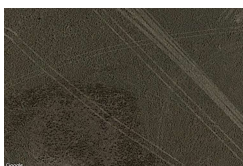
Distance **0.11km**



18 Mornington Avenue Tarneit VIC 3029 Sold Price **\$338,000** Sold Date **26-Jul-21**

4 3 2

Distance **0.18km**



22 Hermosa Drive Tarneit VIC 3029 Sold Price **\$309,000** Sold Date **16-Jun-21**

3 2 -

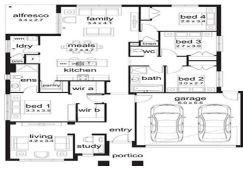
Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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11 Patterdale Street Tarneit VIC 3029

1 1 2

Sold Price **\$360,000** Sold Date **07-Jun-21**

Distance **0.3km**



138 Edith Street Tarneit VIC 3029

- - -

Sold Price **\$330,000** Sold Date **14-Aug-21**

Distance **0.33km**



31 Londonderry Crescent Tarneit VIC 3029

- - -

Sold Price **\$359,000** Sold Date **04-Jul-21**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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