

## 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

21 Henderson Drive 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

\$409,000

&

\$419,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Tarneit

Period-from

01 Nov 2019

to

31 Oct 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 10 Minkin Street Tarneit VIC 3029      | \$410,000 | 29-Oct-20 |
| 15 Mendocino Crescent Tarneit VIC 3029 | \$420,000 | 28-Jul-19 |
| 13 Gigi Avenue Tarneit VIC 3029        | \$400,000 | 27-Nov-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: 25 November 2020



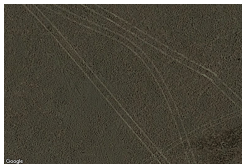
**10 Minkin Street Tarneit VIC 3029**

Sold Price

RS **\$410,000** Sold Date **29-Oct-20**



Distance **1.3km**



**15 Mendocino Crescent Tarneit VIC 3029**

Sold Price

**\$420,000** Sold Date **28-Jul-19**



Distance **0.38km**



**13 Gigi Avenue Tarneit VIC 3029**

Sold Price

**\$400,000** Sold Date **27-Nov-19**



Distance **2.28km**

RS = Recent sale UN = Undisclosed Sale

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