

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

480 HOGANS ROAD 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Land

Suburb

Tarneit

Period-from

01 May 2022

to

30 Apr 2023

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

2 RALLY STREET TARNEIT VIC 3029	\$455,000	28-Jan-23
494 HOGANS ROAD TARNEIT VIC 3029	\$415,000	29-Oct-22
70 CENTURION AVENUE TARNEIT VIC 3029	\$450,000	18-Feb-23

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: 31 May 2023



2 RALLY STREET TARNEIT VIC 3029

Sold Price

\$455,000

Sold Date

28-Jan-23


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Distance

1.27km


494 HOGANS ROAD TARNEIT VIC 3029

Sold Price

\$415,000

Sold Date

29-Oct-22


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Distance

0.1km


70 CENTURION AVENUE TARNEIT VIC 3029

Sold Price

\$450,000

Sold Date

18-Feb-23


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Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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