

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

LOT 6626, THE GROVE, TARNEIT

Indicative selling price

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

Single Price

\$375,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Tarneit

Period-from

01 Dec 2020

to

30 Nov 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

5 Cammeray Road Tarneit VIC 3029	\$375,000	18-Oct-21
12 Londonderry Crescent Tarneit VIC 3029	\$375,000	15-Oct-21
60 Connaught Road Tarneit VIC 3029	\$372,000	12-Nov-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.~~

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	5 Cammeray Road Tarneit VIC 3029	Sold Price	\$375,000	Sold Date	18-Oct-21
	Distance	0.51km			
	12 Londonderry Crescent Tarneit VIC 3029	Sold Price	RS \$375,000	Sold Date	15-Oct-21
	Distance	0.97km			
	60 Connaught Road Tarneit VIC 3029	Sold Price	RS \$372,000	Sold Date	12-Nov-21
	Distance	0.72km			

RS = Recent sale UN = Undisclosed Sale

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