

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 3 Stroud Glen, Tarneit, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$840,000

&

\$895,000

Median sale price

Median price

\$645,000

Property Type

House

Suburb

Tarneit (3029)

Period - From

01/01/2022

to

31/12/2022

Source

Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
35 AMSTERDAM AVENUE, TARNEIT VIC 3029	\$877,500	29/09/2022
14 SUNDIAL BOULEVARD, TARNEIT VIC 3029	\$850,000	11/10/2022
14 RAINBOW WAY, TARNEIT VIC 3029	\$900,000	27/10/2022

This Statement of Information was prepared on: 25/01/2023