

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 2910 Hogans Road, The Grove Tarneit- Vacant land

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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from 01 Apr 2020

to

30 July 2021

Source

Realestate

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

Lot 824 Lodging Drive Tarneit VIC 3029	\$352,000	01-Apr-21
30 Nacarat street Tarneit VIC 3029	\$340,000	19-Apr-21
78 Yanga avenue Tarneit VIC 3029	\$374,000	10-Apr-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: 17 April 2021



25 Clementine Boulevard Tarneit VIC 3029

 5  3  2

Sold Price

\$675,000

Sold Date

23-Jul-20

Distance

0.07km



10 Ambersweet Drive Tarneit VIC 3029

 4  2  2

Sold Price

^{RS} **\$616,000**

Sold Date

09-Apr-21

Distance

0.11km



43 Clementine Boulevard Tarneit VIC 3029

 4  2  2

Sold Price

\$575,000

Sold Date

03-Aug-20

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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