

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 630
Stratus Street 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

\$311,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,502

Property type

Other

Suburb

Tarneit

Period-from

01 Feb 2019

to

31 Jan 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

29 Ferguson Drive Tarneit VIC 3029	\$281,500	06-Nov-19
33 Drake Street Tarneit VIC 3029	\$267,000	19-Sep-19
14 Garig Way Tarneit VIC 3029	\$317,000	03-Feb-20

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: 28 February 2020

29 Ferguson Drive Tarneit VIC 3029 Sold Price \$281,500 Sold Date 06-Nov-19

4 2 -

Distance 1.31km

AREA EXPERTS

33 Drake Street Tarneit VIC 3029 Sold Price \$267,000 Sold Date 19-Sep-19

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Distance 1.63km

14 Garig Way Tarneit VIC 3029 Sold Price ^{RS}\$317,000 Sold Date 03-Feb-20

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Distance 1.7km

RS = Recent sale UN = Undisclosed Sale

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