

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

9 PLENITUDE 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

or range
between

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$338,000

Property type

Land

Suburb

Tarneit

Period-from

01 May 2021

to

30 Apr 2022

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

23 MULHOLLAND DRIVE TARNEIT VIC 3029	\$685,000	11-Oct-21
11 ANDROSS CIRCUIT TARNEIT VIC 3029	\$715,000	13-Nov-21
13 ORTIZ AVENUE TARNEIT VIC 3029	\$672,000	19-Oct-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: 16 May 2022



23 MULHOLLAND DRIVE TARNEIT VIC 3029

4 2 2

Sold Price

\$685,000

Sold Date

11-Oct-21

Distance

-



11 ANDROSS CIRCUIT TARNEIT VIC 3029

4 2 2

Sold Price

\$715,000

Sold Date

13-Nov-21

Distance

-



13 ORTIZ AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

\$672,000

Sold Date

19-Oct-21

Distance

-



10 KILPATRICK STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$685,000

Sold Date

17-Oct-21

Distance

-



164 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029

3 2 2

Sold Price

\$604,000

Sold Date

07-Oct-21

Distance

-



5 PLENITUDE ROAD TARNEIT VIC 3029

4 3 2

Sold Price

\$710,000

Sold Date

11-Jan-22

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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23 RUBIDA STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$682,000

Sold Date

21-Nov-21

Distance

-



2 SPARKLE WAY TARNEIT VIC 3029

4 2 2

Sold Price

\$642,000

Sold Date

02-Nov-21

Distance

-



20 ANDROSS CIRCUIT TARNEIT VIC 3029

4 2 2

Sold Price

\$707,000

Sold Date

09-Dec-21

Distance

0.41km



58 VOYAGER BOULEVARD TARNEIT VIC 3029

2 2 2

Sold Price

\$712,000

Sold Date

20-Dec-21

Distance

0.88km



5 LIFE STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$752,000

Sold Date

16-Dec-21

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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