

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

27 HIRAMI AVENUE TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$525,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 19 PERSIAN CRESCENT TARNEIT VIC 3029     | \$565,000 | 30-Jan-21 |
| 3 SHADDOCK STREET TARNEIT VIC 3029       | \$535,000 | 09-Mar-21 |
| 86 CLEMENTINE BOULEVARD TARNEIT VIC 3029 | \$540,000 | 25-Sep-20 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 March 2021



**19 PERSIAN CRESCENT TARNEIT  
VIC 3029**

4 2 2

Sold Price

RS

**\$565,000**

Sold Date

**30-Jan-21**

Distance

**0.5km**



**3 SHADDOCK STREET TARNEIT  
VIC 3029**

4 2 2

Sold Price

RS

**\$535,000**

Sold Date

**09-Mar-21**

Distance

**0.1km**



**86 CLEMENTINE BOULEVARD  
TARNEIT VIC 3029**

4 2 2

Sold Price

**\$540,000**

Sold Date

**25-Sep-20**

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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