

## 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

329 Hogans Road 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

\$545,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,002

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 1 Liam Avenue Tarneit VIC 3029      | \$550,000 | 21-Jun-19 |
| 6 Bishop Close Tarneit VIC 3029     | \$550,000 | 24-Jul-19 |
| 23 Lindrum Outlook Tarneit VIC 3029 | \$565,000 | 22-Aug-19 |

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: 18 September 2019



**1 Liam Avenue Tarneit VIC 3029**

Sold Price

**\$550,000**

Sold Date

**21-Jun-19**

 4  2  2

Distance

**0.79km**



**6 Bishop Close Tarneit VIC 3029**

Sold Price

Sold Date

**24-Jul-19**

 3  2  2

Distance

**1.03km**



**23 Lindrum Outlook Tarneit VIC 3029**

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date

**22-Aug-19**

 4  2  2

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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