

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

5 HOMEBUSH DRIVE 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2023

to

31 Jul 2024

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

3 HUON STREET TARNEIT VIC 3029	\$704,000	01-May-24
15 POLLEN ROAD TARNEIT VIC 3029	\$710,000	01-Jul-24
64 STRATUS STREET TARNEIT VIC 3029	\$646,000	24-Jun-24

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 August 2024



3 HUON STREET TARNEIT VIC 3029

4 2 2

Sold Price **\$704,000** Sold Date **01-May-24**

Distance **0.09km**



15 POLLEN ROAD TARNEIT VIC 3029

4 2 2

Sold Price ^{RS} **\$710,000** Sold Date **01-Jul-24**

Distance **0.82km**



64 STRATUS STREET TARNEIT VIC 3029

4 2 2

Sold Price ^{RS} **\$646,000** Sold Date **24-Jun-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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