

## 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

14 Adrian Circuit 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

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

5 Stan Drive Tarneit VIC 3029	\$606,000	04-Dec-19
8 Mark Drive Tarneit VIC 3029	\$591,000	11-Feb-20
35 Evadene Drive Tarneit VIC 3029	\$528,000	30-Oct-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: 26 February 2020



### 5 Stan Drive Tarneit VIC 3029

Sold Price **\$606,000** Sold Date **04-Dec-19**

 4  2  2

Distance **0.17km**



### 8 Mark Drive Tarneit VIC 3029

Sold Price <sup>RS</sup> **\$591,000** Sold Date **11-Feb-20**

 4  2  2

Distance **0.37km**



### 35 Evadene Drive Tarneit VIC 3029

Sold Price **\$528,000** Sold Date **30-Oct-19**

 3  2  2

Distance **0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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