

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

3 Mosman Circuit 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Tarneit

Period-from

01 Jan 2020

to

31 Dec 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 Santarosa Avenue Tarneit VIC 3029	\$395,000	23-Nov-20
39 Centurion Avenue Tarneit VIC 3029	\$397,000	26-Oct-20
21 Henderson Drive Tarneit VIC 3029	\$410,000	11-Dec-20

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: 22 January 2021



RELIANCE

real estate

Bilal Ali

P 0387441370

M 0475750002

E bilal@reliancere.com.au



5 Santarosa Avenue Tarneit VIC 3029

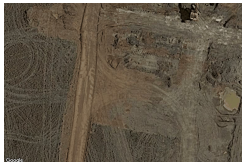
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Sold Price

\$395,000

Sold Date **23-Nov-20**

Distance **0.46km**



39 Centurion Avenue Tarneit VIC 3029

- - -

Sold Price

\$397,000

Sold Date **26-Oct-20**

Distance **0.81km**



21 Henderson Drive Tarneit VIC 3029

- - -

Sold Price

^{RS} **\$410,000**

Sold Date **11-Dec-20**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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