

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address	
Including suburb and postcode	Lot 1304 - Sayers Road, Tarneit, Tarneit, 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$	422,900	or range between		&	
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### Median sale price

Median price	\$	363,900	Property type	Vacant Land	Suburb	Tarneit
Period - From	1/09/2021	to	1/11/2021	Source	Oliver Hume	

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Lot 1234 - Road J, Tarneit, 3029	\$ 408,900	8/04/2022
2 Lot 1252 - Road H, Tarneit, 3029	\$ 392,900	21/04/2022
3 Lot 1225 - Road J, Tarneit, 3029	\$ 392,900	20/04/2022

This Statement of Information was prepared on: 19 May 2022