

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 ORNAMENT AVENUE 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2021

to

30 Nov 2022

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

6 SHADDOCK STREET TARNEIT VIC 3029	\$582,000	12-Oct-22
35 VILLETTE AVENUE TARNEIT VIC 3029	\$640,000	28-Oct-22
39 PLENITUDE ROAD TARNEIT VIC 3029	\$597,000	14-Oct-22

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: 05 December 2022

Mohit Batra
P 0391909991
M 0483000009
E info@uniqueandco.com.au



**6 SHADDOCK STREET TARNEIT
VIC 3029**

3 2 2

Sold Price

\$582,000

Sold Date

12-Oct-22

Distance

0.61km



**35 VILLETTE AVENUE TARNEIT VIC
3029**

3 2 2

Sold Price

^{RS} **\$640,000**

Sold Date

28-Oct-22

Distance

1.06km



**39 PLENITUDE ROAD TARNEIT VIC
3029**

3 2 2

Sold Price

\$597,000

Sold Date

14-Oct-22

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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