

## 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

9 Prominence Boulevard 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

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$391,300

Property type

Unit

Suburb

Tarneit

Period-from

01 Jan 2019

to

31 Dec 2019

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 7 Prominence Boulevard Tarneit VIC 3029  | \$390,000 | 21-Jan-20 |
| 10 Prominence Boulevard Tarneit VIC 3029 | \$360,000 | 02-Aug-19 |
| 3/294 Bethany Road Tarneit VIC 3029      | \$365,000 | 06-Nov-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: 31 January 2020



### 7 Prominence Boulevard Tarneit VIC 3029

2
 1
 2

Sold Price **\$390,000** Sold Date **21-Jan-20**

Distance **0.01km**



### 10 Prominence Boulevard Tarneit VIC 3029

2
 1
 2

Sold Price **\$360,000** Sold Date **02-Aug-19**

Distance **0.05km**



### 3/294 Bethany Road Tarneit VIC 3029

2
 1
 1

Sold Price **\$365,000** Sold Date **06-Nov-19**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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