

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

11/5 THOMAS CARR DRIVE 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$444,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Sep 2022

to

31 Aug 2023

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

9/5 THOMAS CARR DRIVE TARNEIT VIC 3029	\$400,000	21-Aug-22
38/5 THOMAS CARR DRIVE TARNEIT VIC 3029	\$440,000	30-Mar-22
1/8 ELLA COURT HOPPERS CROSSING VIC 3029	\$410,000	27-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: 25 September 2023


**9/5 THOMAS CARR DRIVE
TARNEIT VIC 3029**
 2  1  1

Sold Price

\$400,000

Sold Date

21-Aug-22

Distance

0km

**38/5 THOMAS CARR DRIVE
TARNEIT VIC 3029**
 2  1  1

Sold Price

\$440,000

Sold Date

30-Mar-22

Distance

0km

**1/8 ELLA COURT HOPPERS
CROSSING VIC 3029**
 2  1  1

Sold Price

\$410,000

Sold Date

27-Oct-22

Distance

0.77km
RS = Recent sale

UN = Undisclosed Sale

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