

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

406 Hogans Road, Tarneit Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$550,000

&

\$595,000

Median sale price

Median price

\$647,500

Property Type

House

Suburb

Tarneit

Period - From

01/04/2024

to

30/06/2024

Source

REIV

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 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	101 Butterfly Blvd TARNEIT 3029	\$573,000	27/07/2024
2	4 Tomago St TARNEIT 3029	\$587,000	11/06/2024
3	25a Castleton Av TARNEIT 3029	\$570,000	01/05/2024

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 six months.~~

This Statement of Information was prepared on:

29/07/2024 11:55



Property Type: House

Land Size: 438 sqm approx

Agent Comments

Comparable Properties



101 Butterfly Blvd TARNEIT 3029 (REI)

Agent Comments



Price: \$573,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 350 sqm approx



4 Tomago St TARNEIT 3029 (REI/VG)

Agent Comments



Price: \$587,000

Method: Private Sale

Date: 11/06/2024

Property Type: House

Land Size: 294 sqm approx



25a Castleton Av TARNEIT 3029 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 01/05/2024

Property Type: House

Land Size: 359 sqm approx