

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

3/14 Settlement Road 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Tarneit

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/12 Kulana Lane Tarneit VIC 3029	\$390,000	24-Feb-21
8 Obsidian Avenue Tarneit VIC 3029	\$435,000	19-Sep-21
21 Brimstone Drive Tarneit VIC 3029	\$455,000	15-Feb-21

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: 20 October 2021


1/12 Kulana Lane Tarneit VIC 3029

Sold Price

\$390,000

Sold Date

24-Feb-21
 2

 2

 1

Distance

3.33km

8 Obsidian Avenue Tarneit VIC 3029

Sold Price

^{RS} **\$435,000**

Sold Date

19-Sep-21
 2

 2

 1

Distance

3.35km

21 Brimstone Drive Tarneit VIC 3029

Sold Price

\$455,000

Sold Date

15-Feb-21
 2

 2

 1

Distance

4.86km
RS = Recent sale

UN = Undisclosed Sale

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