

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

56 Harker Esplanade, Tarneit Vic 3029

Indicative selling price

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

Range between \$349,000

&

\$379,000

Median sale price

Median price \$327,350

Property Type Vacant land

Suburb Tarneit

Period - From 15/02/2021

to

14/02/2022

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	16 Layla Cr TARNEIT 3029	\$367,500	17/12/2021
2	100 Edith St TARNEIT 3029	\$365,000	16/11/2021
3	44 Medallion Blvd TARNEIT 3029	\$364,000	23/11/2021

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:

15/02/2022 16:37



Property Type:
Agent Comments

Indicative Selling Price

\$349,000 - \$379,000

Median Land Price

15/02/2021 - 14/02/2022: \$327,350

Comparable Properties

16 Layla Cr TARNEIT 3029 (VG)

Agent Comments



Price: \$367,500

Method: Sale

Date: 17/12/2021

Property Type: Land

Land Size: 375 sqm approx

100 Edith St TARNEIT 3029 (VG)

Agent Comments



Price: \$365,000

Method: Sale

Date: 16/11/2021

Property Type: Land

Land Size: 469 sqm approx

44 Medallion Blvd TARNEIT 3029 (VG)

Agent Comments



Price: \$364,000

Method: Sale

Date: 23/11/2021

Property Type: Land

Land Size: 400 sqm approx

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