# 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

2/38 Loretta Boulevard 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	\$399,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$435,000	Property type		Unit		Suburb	Tarneit
Period-from	01 Mar 2021	to	28 Feb 2022		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	
2/62 Babele Road Tarneit VIC 3029	\$393,000	18-Jun-20	
1/19 Larson Avenue Tarneit VIC 3029	\$390,000	24-Jan-21	
13B Glasswing Street Tarneit VIC 3029	\$382,000	04-Dec-20	

#### 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: 02 March 2022

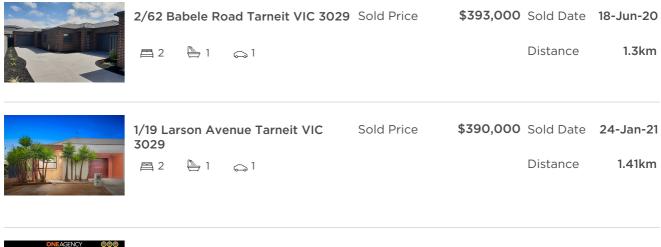


consumer.vic.gov.au



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13B Glasswing Street Tarneit VIC 3029		Sold Price	\$382,000	Sold Date	04-Dec-20	
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#### RS = Recent sale UN = Undisclosed Sale

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