

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

or range
between

&

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



2/62 Babele Road Tarneit VIC 3029 Sold Price **\$393,000** Sold Date **18-Jun-20**

2 1 1

Distance **1.3km**



1/19 Larson Avenue Tarneit VIC 3029 Sold Price **\$390,000** Sold Date **24-Jan-21**

2 1 1

Distance **1.41km**



13B Glasswing Street Tarneit VIC 3029 Sold Price **\$382,000** Sold Date **04-Dec-20**

2 1 1

Distance **1.41km**

RS = Recent sale UN = Undisclosed Sale

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