

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

5 Plenitude 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$311,500

Property type

Land

Suburb

Tarneit

Period-from

01 Nov 2020

to

31 Oct 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

5 Kilpatrick Street Tarneit VIC 3029	\$680,000	13-Aug-21
6 Fete Way Tarneit VIC 3029	\$690,000	02-Aug-21
50 Style Way Tarneit VIC 3029	\$791,000	10-Aug-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: 08 November 2021

AREASPECIALIST

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5 Kilpatrick Street Tarneit VIC 3029 Sold Price **\$680,000** Sold Date **13-Aug-21**

4 2 2

Distance **0.27km**



6 Fete Way Tarneit VIC 3029 Sold Price **\$690,000** Sold Date **02-Aug-21**

4 2 2

Distance **0.97km**



50 Style Way Tarneit VIC 3029 Sold Price **\$791,000** Sold Date **10-Aug-21**

4 2 2

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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