

## 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

16 POLLEN ROAD TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$367,500

Property type

Land

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 2023

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

18 POLLEN ROAD TARNEIT VIC 3029	\$708,000	24-Jul-23
3 ASPERULA STREET TARNEIT VIC 3029	\$690,000	15-May-23

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: 11 October 2023


**18 POLLEN ROAD TARNEIT VIC  
3029**

Sold Price

**\$708,000**

Sold Date

**24-Jul-23**


4



2



2

Distance

**0.01km**

**3 ASPERULA STREET TARNEIT VIC  
3029**

Sold Price

**\$690,000**

Sold Date

**15-May-23**


4



2



2

Distance

**0.06km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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