

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

1 OSWALD STREET 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,500

Property type

Land

Suburb

Tarneit

Period-from

01 Mar 2022

to

28 Feb 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

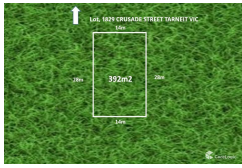
Date of sale

8 CRUSADE STREET TARNEIT VIC 3029	\$386,000	09-Dec-22
8 CLEOPATRA STREET TARNEIT VIC 3029	\$380,000	06-Feb-23
6 WEBBER STREET TARNEIT VIC 3029	\$380,000	02-Nov-22

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: 28 March 2023



8 CRUSADE STREET TARNEIT VIC 3029

Sold Price

RS

\$386,000

Sold Date

09-Dec-22
 -  -  -

Distance

0.42km


8 CLEOPATRA STREET TARNEIT VIC 3029

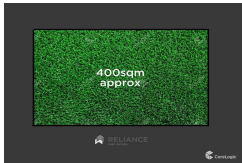
Sold Price

\$380,000

Sold Date

06-Feb-23
 4  2  -

Distance

0.5km


6 WEBBER STREET TARNEIT VIC 3029

Sold Price

Sold Date

02-Nov-22
 -  -  -

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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