

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

Lot 1912 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

\$410,000

or range
between

&

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

13 AMBERSWEET DRIVE TARNEIT VIC 3029	\$472,000	04-Feb-22
48 ALDERNEY STREET TARNEIT VIC 3029	\$418,000	19-Oct-21
38 ALDERNEY STREET TARNEIT VIC 3029	\$403,000	22-Oct-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: 24 March 2023

32.00

16.00

512 SQM

16.00

32.00

CENTURY 21

03 8400 0021

Information is only approximate.
Please note, this data is for reference only
and subject for correction.

13 AMBERSWEET DRIVE TARNEIT
VIC 3029

-

-

-

Sold Price

\$472,000

Sold Date

04-Feb-22

Distance

0.48km

48 ALDERNEY STREET TARNEIT
VIC 3029

-

-

-

Sold Price

\$418,000

Sold Date

19-Oct-21

Distance

0.7km

38 ALDERNEY STREET TARNEIT
VIC 3029

-

-

-

Sold Price

\$403,000

Sold Date

22-Oct-21

Distance

0.77km

RS = Recent sale UN = Undisclosed Sale

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