

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

15 Settlement Road, Tarneit Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$682,000

Median sale price

Median price \$652,000 Property Type House Suburb Tarneit

Period - From 08/03/2022 to 07/03/2023 Source REIV

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 six 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
1	11 Cherish Dr TARNEIT 3029	\$655,000	23/01/2023
2	22 Haystack Dr TRUGANINA 3029	\$650,000	22/11/2022
3	49 Gilbee Rd TRUGANINA 3029	\$645,000	31/01/2023

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 six months.~~

This Statement of Information was prepared on:

08/03/2023 15:02



4 2 2

Property Type: House (Res)

Land Size: 473 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$682,000

Median House Price

08/03/2022 - 07/03/2023: \$652,000

Comparable Properties

11 Cherish Dr TARNEIT 3029 (REI/VG)

Agent Comments

4 2 2

Price: \$655,000

Method: Private Sale

Date: 23/01/2023

Property Type: House (Res)

Land Size: 391 sqm approx



22 Haystack Dr TRUGANINA 3029 (REI/VG)

Agent Comments

4 2 2

Price: \$650,000

Method: Private Sale

Date: 22/11/2022

Property Type: House

Land Size: 350 sqm approx



49 Gilbee Rd TRUGANINA 3029 (REI/VG)

Agent Comments

4 2 2

Price: \$645,000

Method: Private Sale

Date: 31/01/2023

Property Type: House

Land Size: 371 sqm approx