

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

29 HERMOSA DRIVE 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

\$260,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,500

Property type

Land

Suburb

Tarneit

Period-from

01 Jul 2022

to

30 Jun 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

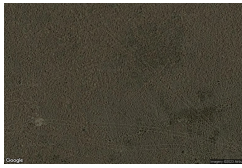
Date of sale

102 CENTURION AVENUE TARNEIT VIC 3029	\$298,160	21-Oct-22
29 BRONZE STREET TARNEIT VIC 3029	\$280,000	29-Nov-22
38 LAYLA CRESCENT TARNEIT VIC 3029	\$318,900	03-Mar-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: 07 July 2023


102 CENTURION AVENUE TARNEIT VIC 3029

Sold Price

\$298,160

Sold Date

21-Oct-22


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Distance

0.37km

29 BRONZE STREET TARNEIT VIC 3029

Sold Price

\$280,000

Sold Date

29-Nov-22


-



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-

Distance

0.55km

38 LAYLA CRESCENT TARNEIT VIC 3029

Sold Price

\$318,900

Sold Date

03-Mar-22


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Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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