



STATEMENT OF INFORMATION

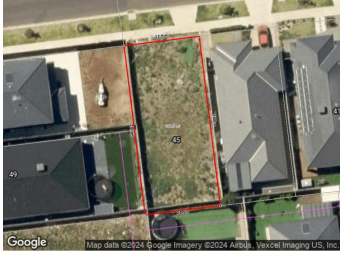
45 FERGUSON DRIVE, TARNEIT, VIC 3029

PREPARED BY NINE REAL ESTATE, 101/2 INFINITY DRIVE TRUGANINA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 FERGUSON DRIVE, TARNEIT, VIC 3029

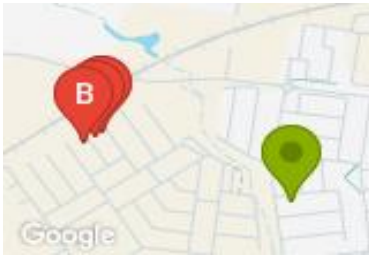


Indicative Selling Price

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

Price Range: **\$330,000 to \$363,000**

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (Vacant Land)

\$350,000

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



51 TRUNCATA DR, TARNEIT, VIC 3029



Sale Price

\$351,000

Sale Date: 07/05/2024

Distance from Property: 683m



70 TRUNCATA DR, TARNEIT, VIC 3029



Sale Price

\$351,000

Sale Date: 07/05/2024

Distance from Property: 713m



27 TRUNCATA DR, TARNEIT, VIC 3029



Sale Price

\$351,000

Sale Date: 08/05/2024

Distance from Property: 668m

This report has been compiled on 12/11/2024 by NINE REAL ESTATE. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

45 FERGUSON DRIVE, TARNEIT, VIC 3029

Indicative selling price

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

Price Range: \$330,000 to \$363,000

Median sale price

Median price \$350,000

Property type

Vacant Land

Suburb

TARNEIT

Period 01 October 2023 to 30 September 2024

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

51 TRUNCATA DR, TARNEIT, VIC 3029	\$351,000	07/05/2024
70 TRUNCATA DR, TARNEIT, VIC 3029	\$351,000	07/05/2024
27 TRUNCATA DR, TARNEIT, VIC 3029	\$351,000	08/05/2024

This Statement of Information was prepared on:

12/11/2024