

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

8 Devon Lane 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

\$990,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$324,900

Property type

Land

Suburb

Tarneit

Period-from

01 Mar 2021

to

28 Feb 2022

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

9 Bogong Loop Tarneit VIC 3029	\$1,150,000	25-Feb-22
14 Pantanal Road Tarneit VIC 3029	\$1,020,000	03-Oct-21
14 Navigation Road Tarneit VIC 3029	\$1,051,111	04-Sep-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: 01 March 2022



9 Bogong Loop Tarneit VIC 3029

Sold Price

^{RS}

\$1,150,000

Sold Date

25-Feb-22

 5

 4

 2

Distance

5.13km



14 Pantanal Road Tarneit VIC 3029

Sold Price

\$1,020,000

Sold Date

03-Oct-21

 5

 3

 2

Distance

4.49km



14 Navigation Road Tarneit VIC 3029

Sold Price

\$1,051,111

Sold Date

04-Sep-21

 5

 3

 3

Distance

3.46km

RS = Recent sale

UN = Undisclosed Sale

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