

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

5 VIRIDIS 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 2024

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

6 HUON STREET TARNEIT VIC 3029	\$770,000	15-Feb-24
20 MARAMINGO STREET TARNEIT VIC 3029	\$770,000	18-Mar-24
8 CUCKOO WAY TARNEIT VIC 3029	\$785,000	28-Feb-24

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: 26 April 2024

Vish Safi
M 0449 919 191
E vish@okaspropertygroup.com.au



6 HUON STREET TARNEIT VIC 3029

4 2 2

Sold Price **\$770,000** Sold Date **15-Feb-24**

Distance **0.76km**



20 MARAMINGO STREET TARNEIT VIC 3029

4 2 2

Sold Price ^{RS} **\$770,000** Sold Date **18-Mar-24**

Distance **0.9km**



8 CUCKOO WAY TARNEIT VIC 3029

4 3 2

Sold Price **\$785,000** Sold Date **28-Feb-24**

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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