

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 PERRIN CIRCUIT 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

\$949,000

&

\$1,029,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2022

to

31 Oct 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

5 PADMA BOULEVARD TARNEIT VIC 3029	\$1,090,000	14-Aug-23
4 BRUNSWICK DRIVE TRUGANINA VIC 3029	\$1,070,000	24-Oct-23
12 HEREFORD AVENUE TRUGANINA VIC 3029	\$1,100,000	02-Jun-23

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.~~

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**5 PADMA BOULEVARD TARNEIT
VIC 3029**

Sold Price **\$1,090,000** Sold Date **14-Aug-23**

5 3 2

Distance **0.75km**

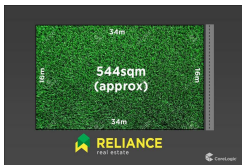


**4 BRUNSWICK DRIVE TRUGANINA
VIC 3029**

Sold Price ^{RS} **\$1,070,000** ^{UN} Sold Date **24-Oct-23**

5 3 2

Distance **0.9km**



**12 HEREFORD AVENUE
TRUGANINA VIC 3029**

Sold Price **\$1,100,000** Sold Date **02-Jun-23**

5 5 -

Distance **1.45km**

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

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