

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

3 Zelkova Court, Tarneit Vic 3029

Indicative selling price

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

Range between \$640,000

&

\$685,000

Median sale price

Median price \$650,000

Property Type House

Suburb Tarneit

Period - From 01/04/2023

to

30/06/2023

Source REIV

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 six 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
1	62 Gowar Rd TARNEIT 3029	\$680,000	31/01/2023
2	16 Pavey St TARNEIT 3029	\$669,000	25/03/2023
3	4 Manning Cirt TARNEIT 3029	\$660,000	13/03/2023

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 six months.~~

This Statement of Information was prepared on:

20/07/2023 10:03



Property Type: Land
Agent Comments

Indicative Selling Price
\$640,000 - \$685,000
Median House Price
June quarter 2023: \$650,000

Comparable Properties

62 Gowar Rd TARNEIT 3029 (VG)

Agent Comments



Price: \$680,000
Method: Sale
Date: 31/01/2023
Property Type: House (Res)
Land Size: 423 sqm approx



16 Pavey St TARNEIT 3029 (VG)

Agent Comments



Price: \$669,000
Method: Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 400 sqm approx

4 Manning Cirt TARNEIT 3029 (VG)

Agent Comments



Price: \$660,000
Method: Sale
Date: 13/03/2023
Property Type: House (Res)
Land Size: 450 sqm approx