

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

72 Makedonia Street 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

\$285,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$324,900

Property type

Land

Suburb

Tarneit

Period-from

01 Feb 2021

to

31 Jan 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

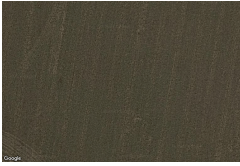
Date of sale

10 Rejoice Street Tarneit VIC 3029	\$311,500	13-Mar-21
9 Barron Street Tarneit VIC 3029	\$302,500	28-Aug-21
22 Gowar Road Tarneit VIC 3029	\$300,000	26-Nov-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: 18 February 2022



10 Rejoice Street Tarneit VIC 3029	Sold Price	\$311,500	Sold Date	13-Mar-21
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Distance 1.81km



9 Barron Street Tarneit VIC 3029	Sold Price	\$302,500	Sold Date	28-Aug-21
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Distance 1.79km



22 Gowar Road Tarneit VIC 3029	Sold Price	\$300,000	Sold Date	26-Nov-21
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Distance 0.33km



34 Para Road Tarneit VIC 3029 Sold Price ^{RS} **\$305,000** Sold Date **22-Dec-21**

Distance 1.01km

RS = Recent sale

UN = Undisclosed Sale

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