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

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	2 <u>5480 000</u>	&	\$500,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$650,000	Property type	House	Suburb	Tarneit		

29 Feb 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2023

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.

to

Address of comparable property	Price	Date of sale
3A MARK DRIVE TARNEIT VIC 3029	\$492,000	23-Sep-23
57 EMPEROR PARADE TARNEIT VIC 3029	\$530,000	05-Feb-24
99 LANSDOWNE PARADE TARNEIT VIC 3029	\$500,000	17-Oct-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.

This Statement of Information was prepared on: 14 March 2024



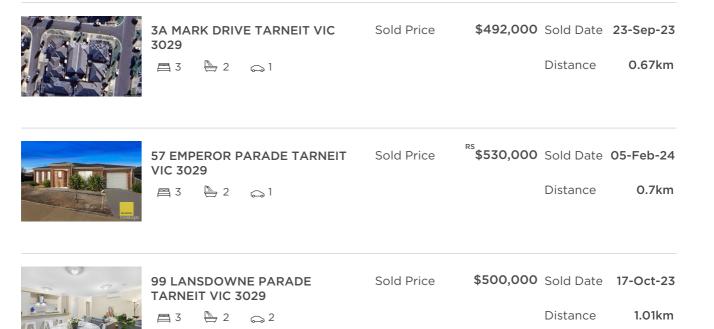
Corelogic

consumer.vic.gov.au

THE AGENTS

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RS = Recent sale UN = Undisclosed Sale

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