

## 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

63B SPRINGLEAF ROAD TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2021

to

31 Oct 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

2/108 WOOTTEN ROAD TARNEIT VIC 3029	\$505,000	31-Jan-22
36 KAMALA DRIVE TARNEIT VIC 3029	\$555,000	05-Apr-22
398 HOGANS ROAD TARNEIT VIC 3029	\$555,000	18-Jul-22

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: 08 November 2022



**2/108 WOOTTEN ROAD TARNEIT VIC 3029**

 3  2  2

Sold Price

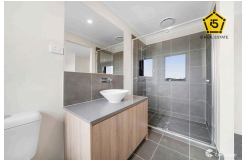
**\$505,000**

Sold Date

**31-Jan-22**

Distance

**0.46km**



**36 KAMALA DRIVE TARNEIT VIC 3029**

 3  2  2

Sold Price

**\$555,000**

Sold Date

**05-Apr-22**

Distance

**1.79km**



**398 HOGANS ROAD TARNEIT VIC 3029**

 3  2  2

Sold Price

Sold Date

**18-Jul-22**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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