

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

57 Lansdowne Parade, Tarneit Vic 3029

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Tarneit

Period - From

01/04/2019

to

31/03/2020

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	58 Lansdowne Pde TARNEIT 3029	\$597,000	03/02/2020
2	6 Sinclair Cr TARNEIT 3029	\$545,000	10/03/2020
3	2 Cornus Dr TARNEIT 3029	\$520,888	11/03/2020

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:

22/05/2020 09:40



Property Type: Land
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$530,000
Median House Price
Year ending March 2020: \$550,000

Comparable Properties

58 Lansdowne Pde TARNEIT 3029 (VG)

Agent Comments



Price: \$597,000
Method: Sale
Date: 03/02/2020
Property Type: House (Res)
Land Size: 400 sqm approx



6 Sinclair Cr TARNEIT 3029 (VG)

Agent Comments



Price: \$545,000
Method: Sale
Date: 10/03/2020
Property Type: House (Res)
Land Size: 482 sqm approx

2 Cornus Dr TARNEIT 3029 (VG)

Agent Comments



Price: \$520,888
Method: Sale
Date: 11/03/2020
Property Type: House (Res)
Land Size: 484 sqm approx