

## 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 Oreilly 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

\$610,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,002

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2018

to

30 Sep 2019

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 5 Swordgrass Avenue Tarneit VIC 3029    | \$582,000 | 16-May-19 |
| 22 Chlorinda Road Tarneit VIC 3029      | \$605,500 | 17-May-19 |
| 35 Millendon Boulevard Tarneit VIC 3029 | \$600,000 | 05-Jun-19 |

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: 07 October 2019



**5 Swordgrass Avenue Tarneit VIC 3029**

Sold Price

**\$582,000**

Sold Date

**16-May-19**

 4  2  2

Distance

**0.98km**



**22 Chlorinda Road Tarneit VIC 3029**

Sold Price

**\$605,500**

Sold Date

**17-May-19**

 3  2  2

Distance

**1.04km**



**35 Millendon Boulevard Tarneit VIC 3029**

Sold Price

**\$600,000**

Sold Date

**05-Jun-19**

 3  2  2

Distance

**1.93km**

RS = Recent sale

UN = Undisclosed Sale

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