

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

63 PADMA BOULEVARD 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Other

Suburb

Tarneit

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

LOT 1901 ODYSSEY BOULEVARD TARNEIT VIC 3029	404000	12-Jul-22
12 MOMIL ROAD MOUNT COTTRELL VIC 3024	410000	21-Jun-22
10 CUTLEAF CRESCENT TARNEIT VIC 3029	425000	03-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 October 2022

**LOT 1901 ODYSSEY BOULEVARD
TARNEIT VIC 3029**

Sold Price

^{RS}
404000

Sold Date

12-Jul-22
 -  -  -

Distance

2.14km
**12 MOMIL ROAD MOUNT
COTTRELL VIC 3024**

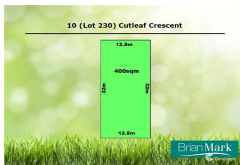
Sold Price

410000

Sold Date

21-Jun-22
 -  -  -

Distance

3.66km

**10 CUTLEAF CRESCENT TARNEIT
VIC 3029**

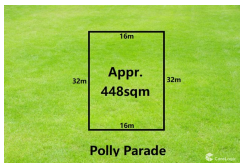
Sold Price

^{RS}
425000

Sold Date

03-Sep-22
 -  -  -

Distance

2.57km

**107 POLLY PARADE TARNEIT VIC
3029**

Sold Price

440000

Sold Date

10-Jun-22
 -  -  -

Distance

1.23km
RS = Recent sale

UN = Undisclosed Sale

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