

STATEMENT OF INFORMATION

22 ORMOND BOULEVARD, TARNEIT, VIC 3029

PREPARED BY RISHANT SHARMA, OSKO REAL ESTATE AGENCY



R E A L E S T A T E



REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 ORMOND BOULEVARD, TARNEIT, VIC



Indicative Selling Price

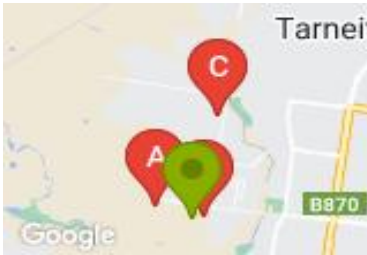
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$450,000 to \$470,000

Provided by: Rishant Sharma, OSKO Real Estate Agency

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (Vacant Land)

\$356,500

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3 HUSTLING ST, TARNEIT, VIC 3029



Sale Price

\$459,900

Sale Date: 21/02/2024

Distance from Property: 501m



41 LEEWARD DR, TARNEIT, VIC 3029



Sale Price

\$455,900

Sale Date: 01/12/2023

Distance from Property: 173m



27 CINNAMARA CCT, TARNEIT, VIC 3029



Sale Price

\$452,000

Sale Date: 18/12/2023

Distance from Property: 1.5km



This report has been compiled on 22/03/2024 by OSKO Real Estate Agency. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

22 ORMOND BOULEVARD, TARNEIT, VIC 3029

Indicative selling price

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

Price Range:

\$450,000 to \$470,000

Median sale price

Median price

\$356,500

Property type

Vacant Land

Suburb

TARNEIT

Period

01 January 2023 to 31 December 2023

Source

pricefinder

Comparable property sales

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

3 HUSTLING ST, TARNEIT, VIC 3029	\$459,900	21/02/2024
41 LEEWARD DR, TARNEIT, VIC 3029	\$455,900	01/12/2023
27 CINNAMARA CCT, TARNEIT, VIC 3029	\$452,000	18/12/2023

This Statement of Information was prepared on:

22/03/2024