



# STATEMENT OF INFORMATION

32 PROMINENCE BOULEVARD, TARNEIT, VIC 3029

PREPARED BY MERAL KANTARCIOGLU, SPRINT PROPERTY





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**32 PROMINENCE BOULEVARD, TARNEIT,**  4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$495,000 to \$525,000**

Provided by: Meral Kantarcioglu, Sprint Property

## MEDIAN SALE PRICE



**TARNEIT, VIC, 3029**

Suburb Median Sale Price (House)

**\$490,000**

01 January 2017 to 30 June 2017

Provided by: 

## 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.



**283 BETHANY RD, TARNEIT, VIC 3029**

 4  2  2

Sale Price

**\*\$512,000**

Sale Date: 22/07/2017

Distance from Property: 1.6km



**67 LANSDOWNE PDE, TARNEIT, VIC 3029**

 4  2  2

Sale Price

**\$532,500**

Sale Date: 06/05/2017

Distance from Property: 1.6km



**59 EMPEROR PDE, TARNEIT, VIC 3029**

 3  2  2

Sale Price

**\*\$510,000**

Sale Date: 25/05/2017

Distance from Property: 1.9km



This report has been compiled on 17/08/2017 by Sprint Property. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

Property offered for sale

Address  
Including suburb and  
postcode

32 PROMINENCE BOULEVARD, TARNEIT, VIC 3029

Indicative selling price

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Price Range:

\$495,000 to \$525,000

Median sale price

Median price

\$490,000

House

X

Unit


Suburb

TARNEIT

Period

01 January 2017 to 30 June 2017

Source



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
283 BETHANY RD, TARNEIT, VIC 3029	*\$512,000	22/07/2017
67 LANSLOWNE PDE, TARNEIT, VIC 3029	\$532,500	06/05/2017
59 EMPEROR PDE, TARNEIT, VIC 3029	*\$510,000	25/05/2017