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

18 FLORIBUNDA ROAD TARNEIT VIC 3029

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$340,000	&	\$355,000	
sale price						
house or unit as app	olicable)					
Modian Driag	¢251.000	Broporty type	Lond	Suburb	Torpoit	

Median Price	\$351,000	Prope	erty type	type Land		Suburb	Tarneit
Period-from	01 Jan 2024	to	31 Dec 2	2024	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
15 TRAYNOR STREET TARNEIT VIC 3029	\$365,000	08-Oct-24
11 SOCIAL STREET TARNEIT VIC 3029	\$330,000	02-Sep-24
14 SMETHURST ROAD TARNEIT VIC 3029	\$345,600	02-Oct-24

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: 23 January 2025



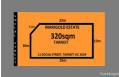
consumer.vic.gov.au



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	15 TRAYNOR STREET TARNEIT VIC 3029			Sold Price	\$365	,000	Sold Date	08-Oct-24	
Constants	= 4	2	⇔ 2					Distance	1.96km



11 SOCIAL STREET TARNEIT VIC 3029			Sold Price	\$330,000	Sold Date	02-Sep-24
圔 -	-	୍ଦ୍ଦ ⁻			Distance	2.2km



1000	14 SME 3029	THURST	ROAD TARNEIT	VIC Sold Price	\$345,600	Sold Date	02-Oct-24
-	₿-	-	Ģ -			Distance	2.23km

RS = Recent sale UN = Undisclosed Sale

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