

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

1 SPRINGLEAF ROAD 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

or range
between

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/343 HOGANS ROAD TARNEIT VIC 3029	\$540,000	28-Mar-22
3B GREENLEAF CIRCUIT TARNEIT VIC 3029	\$550,000	16-Aug-22
16A GREENLEAF CIRCUIT TARNEIT VIC 3029	\$550,000	25-Jan-22

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: 18 August 2022


**2/343 HOGANS ROAD TARNEIT
VIC 3029**

 3
  2
  1

Sold Price

\$540,000

Sold Date

28-Mar-22

Distance

0.13km

**3B GREENLEAF CIRCUIT TARNEIT
VIC 3029**

 3
  2
  1

Sold Price

^{RS} **\$550,000**

Sold Date

16-Aug-22

Distance

0.08km

**16A GREENLEAF CIRCUIT TARNEIT
VIC 3029**

 3
  2
  1

Sold Price

\$550,000

Sold Date

25-Jan-22

Distance

0.15km
RS = Recent sale

UN = Undisclosed Sale

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