

## 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

10 Fieldstone Place Tarneit VIC 3029

### Indicative selling price

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

Single Price

\$609,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2020

to

30 Sep 2021

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

5 Henley Court Hoppers Crossing VIC 3029	\$600,000	23-Oct-20
7 Vivid Court Tarneit VIC 3029	\$599,500	02-Aug-21
71 Inverell Parkway Tarneit VIC 3029	\$628,000	25-Jan-21

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.~~

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Rakesh Waadhwa

P 03 9749 1800

M 0433 385 786

E rakeshwaadhwa@oneagency.com.au



## 5 Henley Court Hoppers Crossing VIC 3029

3 2 2

Sold Price

**\$600,000**

Sold Date

**23-Oct-20**

Distance

**0.82km**



## 7 Vivid Court Tarneit VIC 3029

3 2 2

Sold Price

**\$599,500**

Sold Date

**02-Aug-21**

Distance

**1.05km**



## 71 Inverell Parkway Tarneit VIC 3029

3 2 2

Sold Price

**\$628,000**

Sold Date

**25-Jan-21**

Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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