

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

56 ODYSSEY BOULEVARD 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,200

Property type

Land

Suburb

Tarneit

Period-from

01 Jan 2022

to

31 Dec 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

39 PLENITUDE ROAD TARNEIT VIC 3029	\$597,000	14-Oct-22
15 DUPAIN STREET TARNEIT VIC 3029	\$620,000	22-Dec-22
48 VILLETTE AVENUE TARNEIT VIC 3029	\$605,000	20-Dec-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.~~

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Real Estate

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39 PLENITUDE ROAD TARNEIT VIC 3029

Sold Price

\$597,000

Sold Date

14-Oct-22

3 2 2

Distance

0.64km



15 DUPAIN STREET TARNEIT VIC 3029

Sold Price

^{RS} **\$620,000**

Sold Date

22-Dec-22

3 2 -

Distance

0.81km



48 VILLETTE AVENUE TARNEIT VIC 3029

Sold Price

^{RS} **\$605,000**

Sold Date

20-Dec-22

4 2 1

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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