

## 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

54 Connaught Road 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

\$348,300

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Other

Suburb

Tarneit

Period-from

01 May 2019

to

30 Apr 2020

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

9 Mosman Circuit Tarneit VIC 3029	\$351,000	17-Jan-20
11 Isdell Street Tarneit VIC 3029	\$361,000	18-Dec-19
6 Onegar Street Tarneit VIC 3029	\$355,000	02-Dec-19

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.~~

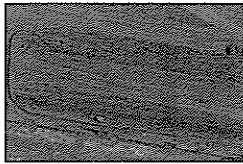
This Statement of Information was prepared on: 27 May 2020

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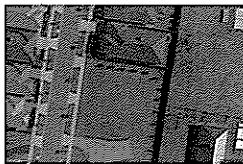
E richard@wyndhamre.com.au



9 Mosman Circuit Tarneit VIC 3029 Sold Price \$351,000 Sold Date 17-Jan-20

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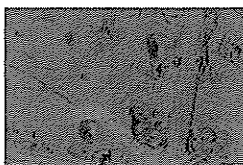
Distance 0.71km



11 Isdell Street Tarneit VIC 3029 Sold Price \$361,000 Sold Date 18-Dec-19

- - -

Distance 1.13km



6 Onegar Street Tarneit VIC 3029 Sold Price \$355,000 Sold Date 02-Dec-19

- - -

Distance 1.2km

RS = Recent sale

UN = Undisclosed Sale

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