

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

3 ARAGON 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,700

Property type

Land

Suburb

Tarneit

Period-from

01 Sep 2021

to

31 Aug 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

70 HERMOSA DRIVE TARNEIT VIC 3029	\$410,000	01-Aug-22
5 LAYLA CRESCENT TARNEIT VIC 3029	\$445,000	20-Apr-22
14 GRANADA DRIVE TARNEIT VIC 3029	\$459,000	30-Mar-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: 27 September 2022



Real Estate

Anmol Singh

P (03) 8400 0008

M 0473082676

E anmol.singh@eldersrealestate.com.au



70 Hermosa Drive, Tarneit, Vic 3029

70 HERMOSA DRIVE TARNEIT VIC 3029

Sold Price

\$410,000

Sold Date

01-Aug-22



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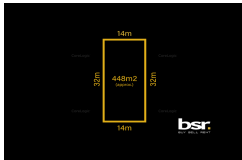
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Distance

0.32km



5 LAYLA CRESCENT TARNEIT VIC 3029

Sold Price

\$445,000

Sold Date

20-Apr-22



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Distance

0.35km



14 GRANADA DRIVE TARNEIT VIC 3029

Sold Price

\$459,000

Sold Date

30-Mar-22



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Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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