

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 FLINTWOOD STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$351,000

Property type

Land

Suburb

Tarneit

Period-from

01 Mar 2022

to

28 Feb 2023

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

485 HOGANS ROAD TARNEIT VIC 3029	\$360,000	04-May-22
7 FLINTWOOD STREET TARNEIT VIC 3029	\$677,000	28-Oct-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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485 HOGANS ROAD TARNEIT VIC 3029

Sold Price **\$360,000** Sold Date **04-May-22**

- - -

Distance **0.33km**



7 FLINTWOOD STREET TARNEIT VIC 3029

Sold Price **\$677,000** Sold Date **28-Oct-21**

4 2 2

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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