

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 TUSK LANE 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$367,500

Property type

Land

Suburb

Tarneit

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|-------------------------------------|-----------|-----------|
| 17 ORNAMENT AVENUE TARNEIT VIC 3029 | \$619,000 | 22-May-23 |
| 4 ARDHA ROAD TARNEIT VIC 3029 | \$585,000 | 08-Aug-23 |
| 6 ARDHA ROAD TARNEIT VIC 3029 | \$585,000 | 01-Aug-23 |

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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17 ORNAMENT AVENUE TARNEIT VIC 3029

Sold Price

\$619,000

Sold Date

22-May-23

3 2 1

Distance

1.89km



4 ARDHA ROAD TARNEIT VIC 3029

Sold Price

\$585,000

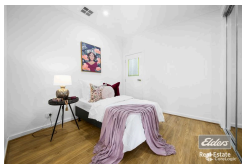
Sold Date

08-Aug-23

3 2 1

Distance

2.15km



6 ARDHA ROAD TARNEIT VIC 3029

Sold Price

Sold Date

01-Aug-23

3 2 1

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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