

## 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

53 Laflin Avenue 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

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$324,900

Property type

Land

Suburb

Tarneit

Period-from

01 Mar 2021

to

28 Feb 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 16 Swainson Close Tarneit VIC 3029      | \$675,000 | 21-Sep-21 |
| 51 Beckworth Boulevard Tarneit VIC 3029 | \$635,500 | 08-Jun-21 |
| 9 Bandicoot Loop Tarneit VIC 3029       | \$655,000 | 15-Feb-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: 01 March 2022



**16 Swainson Close Tarneit VIC 3029** Sold Price **\$675,000** Sold Date **21-Sep-21**

 4  2  2

Distance **0.18km**



**51 Beckworth Boulevard Tarneit VIC 3029** Sold Price **\$635,500** Sold Date **08-Jun-21**

 4  2  2

Distance **0.27km**

51 BECKWORTH BOULEVARD, CENTURY 21  
TARNEIT, VIC 3029



**9 Bandicoot Loop Tarneit VIC 3029** Sold Price <sup>RS</sup> **\$655,000** <sup>UN</sup> Sold Date **15-Feb-22**

 4  2  2

Distance **0.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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