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	1/22 Tableland 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~~		or range between	$495,000	&	$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$432,500	Property type	Unit	Suburb	Tarneit
Period-from	01 Jan 2021	to	31 Dec 2021	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.

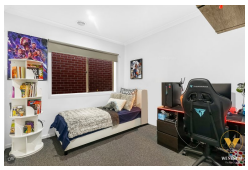
Address of comparable property	Price	Date of sale
9 Sparkle Way Tarneit VIC 3029	$504,000	28-Oct-21
37 Obsidian Avenue Tarneit VIC 3029	$545,000	15-Nov-21
2/11 Navy Street Tarneit VIC 3029	$485,000	09-Dec-21

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.~~

This Statement of Information was prepared on: 14 January 2022

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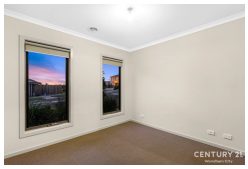


9 Sparkle Way Tarneit VIC 3029

3 2 1

Sold Price RS $504,000 Sold Date 28-Oct-21

Distance 1.3km



37 Obsidian Avenue Tarneit VIC 3029

3 2 2

Sold Price RS $545,000 Sold Date 15-Nov-21

Distance 0.3km



2/11 Navy Street Tarneit VIC 3029

3 2 2

Sold Price RS $485,000 Sold Date 09-Dec-21

Distance 1.41km

RS = Recent sale **UN** = Undisclosed Sale

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