

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

59 Karen Road, Tarneit Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$355,000 & \$365,000

Median sale price

Median price \$351,000 Property Type Vacant land Suburb Tarneit

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

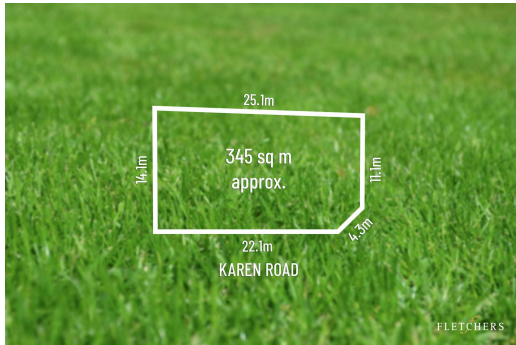
	Address of comparable property	Price	Date of sale
1	5 Smethurst Rd TARNEIT 3029	\$361,000	20/09/2024
2	27 Social St TARNEIT 3029	\$385,000	26/07/2024
3	14 Manchado St TARNEIT 3029	\$428,000	23/07/2024

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 six months.~~

This Statement of Information was prepared on:

01/10/2024 11:54



Property Type: Land
Land Size: 345 sqm approx
Agent Comments

Indicative Selling Price
 \$355,000 - \$365,000
Median Land Price
 01/10/2023 - 30/09/2024: \$351,000

Comparable Properties



5 Smethurst Rd TARNEIT 3029 (REI)

Agent Comments



Price: \$361,000
Method: Private Sale
Date: 20/09/2024
Property Type: Land
Land Size: 350 sqm approx



27 Social St TARNEIT 3029 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 26/07/2024
Property Type: Land
Land Size: 391 sqm approx



14 Manchado St TARNEIT 3029 (VG)

Agent Comments



Price: \$428,000
Method: Sale
Date: 23/07/2024
Property Type: Land
Land Size: 400 sqm approx

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