

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

5 Hussey 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

\$559,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2020

to

31 Aug 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

2 Trajectory Drive Tarneit VIC 3029	\$565,000	31-Dec-20
33 Direction Drive Tarneit VIC 3029	\$560,000	09-Mar-21
10 Modern Crescent Tarneit VIC 3029	\$575,000	04-Mar-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: 02 September 2021



2 Trajectory Drive Tarneit VIC 3029 Sold Price **\$565,000** Sold Date **31-Dec-20**

4 2 2

Distance **0.78km**



33 Direction Drive Tarneit VIC 3029 Sold Price **\$560,000** Sold Date **09-Mar-21**

4 2 2

Distance **0.86km**



10 Modern Crescent Tarneit VIC 3029 Sold Price **\$575,000** Sold Date **04-Mar-21**

4 2 2

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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