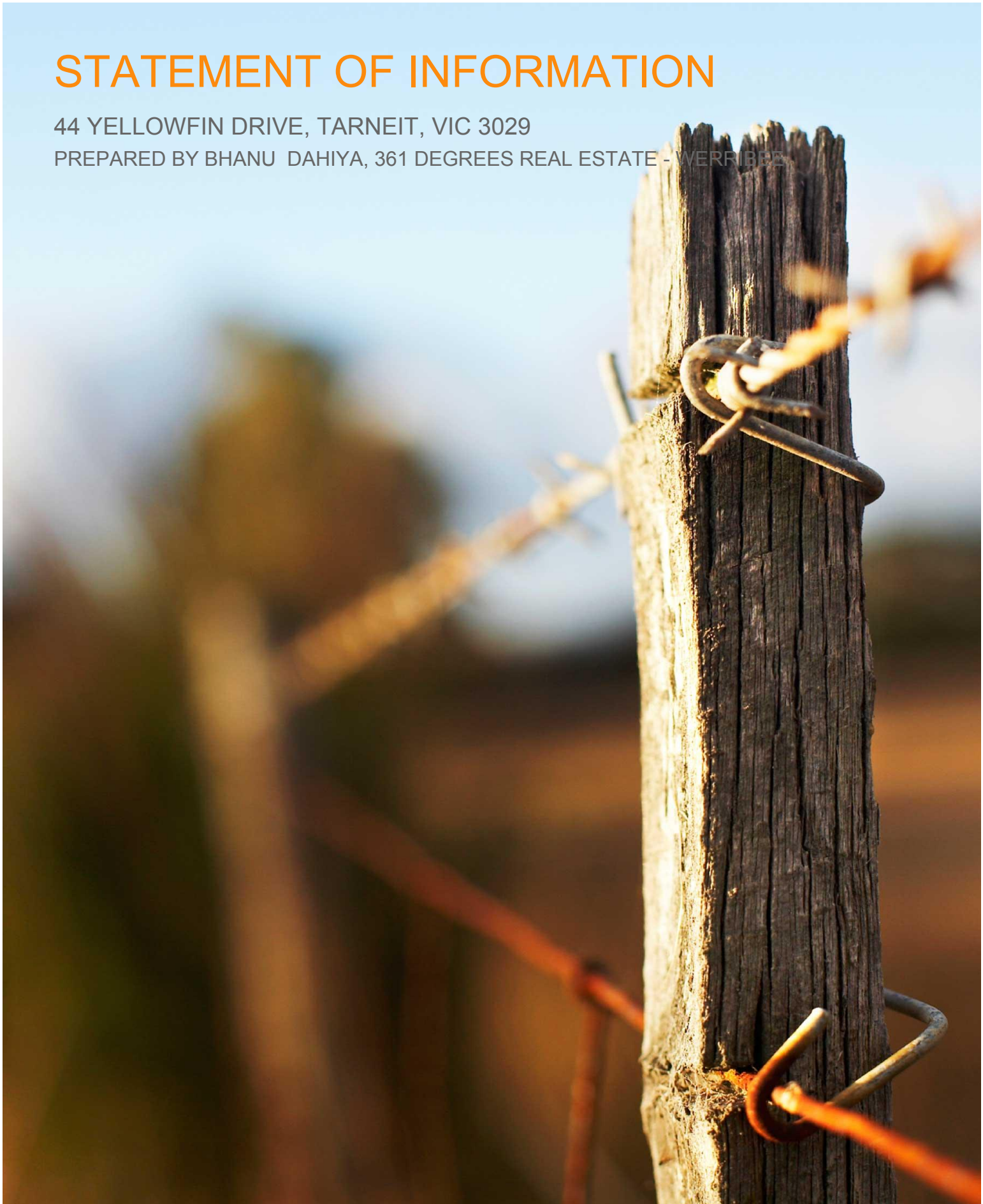


STATEMENT OF INFORMATION

44 YELLOWFIN DRIVE, TARNEIT, VIC 3029

PREPARED BY BHANU DAHIYA, 361 DEGREES REAL ESTATE - WERRIBEE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 YELLOWFIN DRIVE, TARNEIT, VIC 3029



Indicative Selling Price

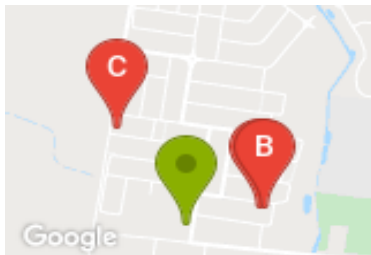
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$310 to 340,000

Provided by: Bhanu Dahiya, 361 Degrees Real Estate - Werribee

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (Vacant Land)

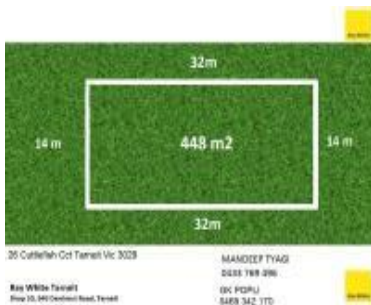
\$295,000

01 April 2019 to 30 September 2019

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



28 CUTTLEFISH CCT, TARNEIT, VIC 3029



Sale Price

\$312,000

Sale Date: 13/07/2019

Distance from Property: 249m



30 CUTTLEFISH CCT, TARNEIT, VIC 3029



Sale Price

\$321,000

Sale Date: 11/08/2019

Distance from Property: 262m



38 RAPA DR, TARNEIT, VIC 3029



Sale Price

\$315,000

Sale Date: 11/07/2019

Distance from Property: 416m



This report has been compiled on 21/12/2019 by 361 Degrees Real Estate - Werribee. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

44 YELLOWFIN DRIVE, TARNEIT, VIC 3029

Indicative selling price

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

Price Range:

\$310 to 340,000

Median sale price

Median price

\$295,000

Property type

Vacant Land

Suburb

TARNEIT

Period

01 April 2019 to 30 September 2019

Source

pricfinder

Comparable property sales

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

28 CUTTLEFISH CCT, TARNEIT, VIC 3029	\$312,000	13/07/2019
30 CUTTLEFISH CCT, TARNEIT, VIC 3029	\$321,000	11/08/2019
38 RAPA DR, TARNEIT, VIC 3029	\$315,000	11/07/2019

This Statement of Information was prepared on:

21/12/2019