

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

12 Lucerne Street 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

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Tarneit

Period-from

01 Feb 2019

to

31 Jan 2020

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

4 Sutherland Court Tarneit VIC 3029	\$285,000	18-Nov-19
6 Roxborough Street Tarneit VIC 3029	\$289,000	09-Nov-19
12 Spotted Way Tarneit VIC 3029	\$285,500	16-Sep-19

OR

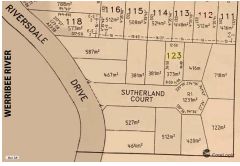
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 February 2020

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4 Sutherland Court Tarneit VIC 3029

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 -
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Sold Price

\$285,000

Sold Date

18-Nov-19

Distance

1.05km



6 Roxborough Street Tarneit VIC 3029

-
 -
 -

Sold Price

\$289,000

Sold Date

09-Nov-19

Distance

1.6km



12 Spotted Way Tarneit VIC 3029

4
 2
 -

Sold Price

\$285,500

Sold Date

16-Sep-19

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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