

## 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

81 Rose Grange Boulevard Tarneit VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2019

to

31 May 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 9 Pilotbird Way Tarneit VIC 3029    | \$660,000 | 15-Jan-20 |
| 6 Manna Gum Drive Tarneit VIC 3029  | \$680,000 | 02-Dec-19 |
| 19 Lindeman Street Tarneit VIC 3029 | \$730,000 | 17-Mar-20 |

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: 03 June 2020



**9 Pilotbird Way Tarneit VIC 3029**

Sold Price

**\$660,000**

Sold Date

**15-Jan-20**

 5

 2

 2

Distance

**0.11km**



**6 Manna Gum Drive Tarneit VIC 3029**

Sold Price

**\$680,000**

Sold Date

**02-Dec-19**

 4

 2

 2

Distance

**1.22km**



**19 Lindeman Street Tarneit VIC 3029**

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**17-Mar-20**

 4

 2

 2

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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