

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

6 Lamington Drive 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2019

to

30 Sep 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

| | | |
|-------------------------------------|-----------|-----------|
| 3 Larson Avenue Tarneit VIC 3029 | \$582,000 | 21-Jun-20 |
| 3 Rifflebird Drive Tarneit VIC 3029 | \$570,000 | 27-Jun-20 |
| 21 Lofty Road Tarneit VIC 3029 | \$570,000 | 21-Jun-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: 07 October 2020

**3 Larson Avenue Tarneit VIC 3029** Sold Price **\$582,000** Sold Date **21-Jun-20**

4 2 2

Distance **0.75km****3 Rifflebird Drive Tarneit VIC 3029** Sold Price **\$570,000** Sold Date **27-Jun-20**

4 2 2

Distance **1.15km****21 Lofty Road Tarneit VIC 3029** Sold Price Sold Date **21-Jun-20**

4 2 2

Distance **1.16km****RS** = Recent sale**UN** = Undisclosed Sale

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