

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

4 Heartlands Boulevard 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

\$660,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2021

to

28 Feb 2022

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 Bandicoot Loop Tarneit VIC 3029	\$655,000	15-Feb-22
13 Voyager Boulevard Tarneit VIC 3029	\$687,000	07-Feb-22
19 Tallinga Street Tarneit VIC 3029	\$657,000	25-Oct-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 March 2022



9 Bandicoot Loop Tarneit VIC 3029 Sold Price ^{RS} **\$655,000** ^{UN} Sold Date **15-Feb-22**
 4 2 2 Distance **1.2km**



13 Voyager Boulevard Tarneit VIC 3029 Sold Price ^{RS} **\$687,000** Sold Date **07-Feb-22**
 4 2 2 Distance **1.37km**



19 Tallinga Street Tarneit VIC 3029 Sold Price **\$657,000** Sold Date **25-Oct-21**
 4 2 2 Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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