

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 1316 - Candelo Way, Tarneit, 3029
---------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 383,900 or range between &

### Median sale price

Median price \$ 473,900 Property type Vacant Land Suburb Tarneit

Period - From 1/07/2023 to 30/09/2023 Source Oliver Hume

### 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
1 Lot 210 - Everbloom Crescent, Tarneit, 3029	\$ 363,000	22/12/2022
2 Lot 735 - Truncata Drive, Tarneit, 3069	\$ 343,000	31/08/2023
3 Lot 731 - Truncata Drive, Tarneit, 3066	\$ 343,000	31/08/2023

This Statement of Information was prepared on: 23 Nov 2023