

# STATEMENT OF INFORMATION

30 LORETTA BOULEVARD, TARNEIT, VIC 3029

PREPARED BY SITARAM PYLLA, THE ELET WYNDHAM CITY



**THE ELET**  
RESIDENTIAL • DEVELOPMENTS • LAND • PROJECTS

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

30 LORETTA 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)

Price Range:

\$730,000 to \$760,000

### Median sale price

Median price

\$600,000

Property type

House

Suburb

TARNEIT

Period

01 January 2021 to 31 December 2021

Source

pricefinder

### 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

|                                    |            |            |
|------------------------------------|------------|------------|
| 22 AGATE DR, TARNEIT, VIC 3029     | \$730,000  | 18/11/2021 |
| 59 PENROSE PROM, TARNEIT, VIC 3029 | \$730,000  | 12/12/2021 |
| 18 SKIPPER RD, TARNEIT, VIC 3029   | *\$770,000 | 07/02/2022 |

This Statement of Information was prepared on:

15/03/2022