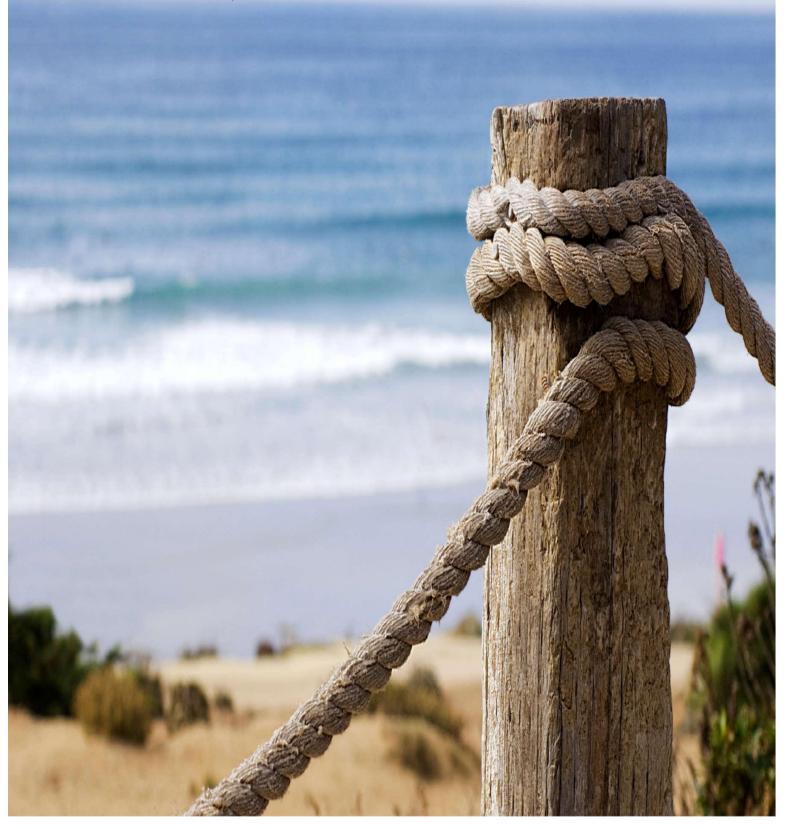
STATEMENT OF INFORMATION

30 LORETTA BOULEVARD, TARNEIT, VIC 3029

PREPARED BY SITARAM PYLLA, THE ELEET WYNDHAM CITY





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

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

