

## 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 9 Loma Court, Tarneit

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$860,000 & \$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$610,000 \*House ☒ \*Unit ☐ Suburb TARNEIT

Period - From Dec 2021 to May 2022 Source REIV

### Comparable property sales

A\* 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
14 Delancey Street, Tarneit	\$910,000	21 <sup>st</sup> Dec 2021
11 Loma Court, Tarneit	\$960,000	29 <sup>th</sup> Jan 2022
25 Royal Oaks Drive, Tarneit	\$900,000	11 <sup>th</sup> April 2022

Property data source: Corelogic.com.au. Generated on 2<sup>nd</sup> June 2022.