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

23 FERGUSON DRIVE TARNEIT VIC 3029

Indicative selling price

Mediar (*Delete

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

| Single Price | | or range between | \$799,000 | & | \$849,000 |
|---------------------|-----------|---------------------|-----------|---|-----------|
| n sale price | | | | | |
| house or unit as ap | plicable) | | | | |
| | • | | | | |

| Median Price | \$643,000 | Prope | operty type House | | House Suburb 7 | | Tarneit |
|--------------|-------------|-------|-------------------|------|----------------|--|-----------|
| Period-from | 01 May 2024 | to | 30 Apr 2 | 2025 | 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 |
|--|-----------|--------------|
| 25 ARNISON ROAD TARNEIT VIC 3029 | \$850,000 | 06-Apr-25 |
| 35 RIVERSTONE PROMENADE TARNEIT VIC 3029 | \$880,000 | 17-Apr-25 |
| 31 POMODORO ROAD TARNEIT VIC 3029 | \$800,000 | 20-Mar-25 |

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.

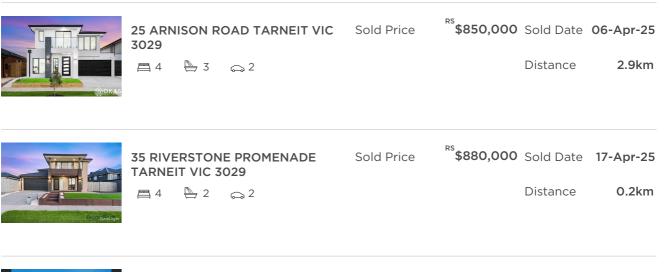
This Statement of Information was prepared on: 19 May 2025



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E sales@legacyrealtors.com.au



| A | 31 POM 3029 | ODORO | ROAD TARNEIT VIC Sold Price | \$800,000 | Sold Date | 20-Mar-25 |
|---|----------------|-------|-----------------------------|-----------|-----------|-----------|
| | E 6 | 3 | ⇔ ² | | Distance | 3.58km |

RS = Recent sale UN = Undisclosed Sale

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