

## 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 609 - Partula Walk, Tarneit, 3029 |

### Indicative selling price

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

|              |            |                  |  |   |  |
|--------------|------------|------------------|--|---|--|
| Single price | \$ 220,000 | 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 213 - Amara Street, Tarneit, 3029 | \$ 196,000 | 20/09/2023   |
| 2 Lot 214 - Amara Street, Tarneit, 3029 | \$ 196,000 | 20/09/2023   |
| 3 Lot 217 - Amara Street, Tarneit, 3029 | \$ 196,000 | 20/09/2023   |

This Statement of Information was prepared on:

20 Dec 2023