

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 1569 - Implexa Drive, Tarneit, 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 519,900 or range between &

Median sale price

Median price \$ 390,900 Property type Vacant Land Suburb Tarneit

Period - From 1/10/2023 to 31/12/2023 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 1906 - Barcelona Way, Tarneit, 3029	\$ 517,900	16/02/2024
2 Lot 1910 - Mastani Way, Tarneit, 3029	\$ 513,900	15/11/2023
3 Lot 2018 - Grand Boulevard, Tarneit, 3029	\$ 498,795	12/03/2024

This Statement of Information was prepared on: 17 Apr 2024