

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 1634 - Hogans Road, 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 \$ 413,900 or range between &

### Median sale price

Median price \$ 416,900 Property type Vacant Land Suburb Tarneit

Period - From 1/07/2024 to 30/09/2024 Source Oliver Hume

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 1631 - Hogans Road, Tarneit, 3029  | \$ 413,900 | 22/07/2024   |
| 2 Lot 1515 - Lopera Drive, Tarniet, 3029 | \$ 414,900 | 8/03/2024    |
| 3 Lot 1516 - Lopera Drive, Tarniet, 3029 | \$ 414,900 | 3/03/2024    |

This Statement of Information was prepared on: 24 Feb 2025