

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 825 - Everbloom Crescent, Tarneit, 3029

Indicative selling price

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

Single price

\$

457,500

or range between

&

Median sale price

Median price

\$

350,500

Property type

Vacant Land

Suburb

Tarneit

Period - From

1/01/2024

to

31/03/2024

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 1907 - Barcelona Way, Tarneit, 3029	\$ 458,900	22/04/2024
2 Lot 1538 - Barcelona Way, Tarneit, 3029	\$ 455,900	19/07/2023
3 Lot 817 - Tierra Boulevard, Tarneit, 3029	\$ 447,900	7/04/2024

This Statement of Information was prepared on: 17 May 2024