

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

1 HOMELAND DRIVE TARNEIT VIC 3029

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/11 MARYANN WAY TARNEIT VIC 3029	\$450,000	04-Nov-23
15 BABACO STREET TARNEIT VIC 3029	\$579,000	03-Nov-23
5 KENSINGTON DRIVE TARNEIT VIC 3029	\$435,000	18-Sep-23

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.~~

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1/11 MARYANN WAY TARNEIT VIC 3029

Sold Price

\$450,000

Sold Date **04-Nov-23**

 3  2  1

Distance **2.47km**



15 BABACO STREET TARNEIT VIC 3029

Sold Price

\$579,000

Sold Date **03-Nov-23**

 4  2  2

Distance **0.33km**



5 KENSINGTON DRIVE TARNEIT VIC 3029

Sold Price

\$435,000

Sold Date **18-Sep-23**

 2  1  1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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