

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 102 Polly Parade, Tarneit, VIC 3029 (land size: 491 m², north facing, brand new)

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 \$1,000,000 & \$1,100,000

Median sale price

Median price \$650,000 Property type *House* Suburb Tarneit

Period - From 23/04/2023 to 22/04/2024 Source REIV

Comparable property sales

These is only one property 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
32 Fegent Road, Tarneit, VIC 3029 (land size: 448 m ² , north facing)	\$1,245,000	16 Apr 2024
21 Labero Drive, Tarneit, Vic 3029 (land size: 512 m ² , east facing)	\$1,125,000	23 Feb 2024
38 Navigation Road, Tarneit, Vic 3029 (land size: 507 m ² , west facing)	\$1,150,000	11 Aug 2023

This Statement of Information was prepared on: 23/04/2024