

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 12 Loretta boulevard 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 \$ 690,000 & \$ 740,000

Median sale price

Median price \$ 691,558 Property type House Suburb Tarneit Vic 3029

Period - From March,2023 to Feb,2024 Source Property.com.au

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 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. 60 poplar blvrd Tarneit Vic 3029 | \$ 725,000 | 03/09/2023 |
| 2. 20 Winona circuit Tarneit Vic 3029 | \$ 720,000 | 23/08/2023 |
| 3. 29 Copeton avenue Tarneit Vic 3029 | \$ 690,000 | 21/11/2023 |

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 six months.~~

This Statement of Information was prepared on: 30/01/2024