

# STATEMENT OF INFORMATION

22 EDITH STREET, TARNEIT, VIC 3029

PREPARED BY PROPERTY LINKED INVESTMENT, 41 PROSPECT STREET BOX HILL



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 22 EDITH STREET, TARNEIT, VIC 3029







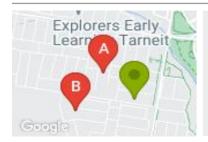
**Indicative Selling Price** 

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

**Price Range:** 

null

#### **MEDIAN SALE PRICE**



# TARNEIT, VIC, 3029

**Suburb Median Sale Price (Vacant Land)** 

\$351,500

01 April 2023 to 31 March 2024

Provided by: pricefinder

#### **COMPARABLE PROPERTIES**

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.



## 5 FITZHERBERT ST, TARNEIT, VIC 3029







Sale Price

\$385,000

Sale Date: 20/07/2023

Distance from Property: 283m





## 33 CINDER DR, TARNEIT, VIC 3029







**Sale Price** 

\$360,000

Sale Date: 08/12/2023

Distance from Property: 398m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale
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Property offered for sale									
Including subu	ddress irb and stcode 22 EDITH S	and 22 FDITH STREET TARNEIT VIC 3029							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Price Range:									
Median sale price									
Median price	\$351,500	Property type	Vacant Land	Suburb	TARNEIT				
Period	01 April 2023 to 31 M	arch 2024	Source	r	oricefinder				

#### Comparable property sales

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.

Address of comparable property	Price	Date of sale
5 FITZHERBERT ST, TARNEIT, VIC 3029	\$385,000	20/07/2023
33 CINDER DR, TARNEIT, VIC 3029	\$360,000	08/12/2023

This Statement of Information was prepared on:

02/04/2024

