

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

22 ORMOND 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$367,500

Property type

Land

Suburb

Tarneit

Period-from

01 Sep 2022

to

31 Aug 2023

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

| | | |
|----------------------------------|-----------|-----------|
| 44 CORONADO WAY TARNEIT VIC 3029 | \$420,000 | 12-Sep-23 |
| 53 CORONADO WAY TARNEIT VIC 3029 | \$416,800 | 07-Aug-23 |
| 8 JOURNEY DRIVE TARNEIT VIC 3029 | \$428,000 | 17-May-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.~~

This Statement of Information was prepared on: 20 September 2023

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44 CORONADO WAY TARNEIT VIC 3029 Sold Price

RS \$420,000 Sold Date 12-Sep-23



Distance 1.79km



53 CORONADO WAY TARNEIT VIC 3029 Sold Price

\$416,800 Sold Date 07-Aug-23



Distance 1.85km



8 JOURNEY DRIVE TARNEIT VIC 3029 Sold Price

\$428,000 Sold Date 17-May-23



Distance 4.64km

RS = Recent sale UN = Undisclosed Sale

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