

# 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 27 Clear Dr, Tarneit VIC 3029

### Indicative selling price

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

Single price \$\* or range between \$\*600,000 & \$660,000

### Median sale price

Median price \$675,000 Property type House Suburb Tarneit

Period - From Feb 2021 to Jan 2024 Source REA

### 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. 638 HOGANS ROAD TARNEIT VIC 3029	\$ 705,000	4 May 2023
2. 7 Natal Road Tarneit VIC 3029	\$ 640,000	14 Jun 2023
3. 18 TAIPAN CIRCUIT TARNEIT VIC 3029	\$ 680,000	16 Oct 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: 15/2/2024