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

419 HOGANS ROAD 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	\$370,000	&	\$399,999
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$444,000	Prop	erty type	ype Unit		Suburb	Tarneit
Period-from	01 Nov 2022	to	31 Oct 2	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	
6 BLUEGRASS STREET TARNEIT VIC 3029	\$430,000	31-Jul-23	
16/53-61 RIPPLESIDE TERRACE TARNEIT VIC 3029	\$382,000	21-Jun-23	
5 KENSINGTON DRIVE TARNEIT VIC 3029	\$435,000	18-Sep-23	

OR

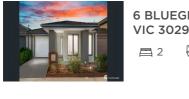
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 November 2023



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Contract	6 BLUEGRASS STREET TARNEIT VIC 3029 ☐ 2	Sold Price	^{RS} \$430,000	Sold Date Distance	31-Jul-23 1.02km
PRE LANCE	16/53-61 RIPPLESIDE TERRACE TARNEIT VIC 3029 $\blacksquare 2$ $\blacksquare 2$ 1 $\bigcirc 1$	Sold Price	\$382,000	Sold Date Distance	21-Jun-23 2.8km



5 KENSINGTON DRIVE TARNEIT VIC 3029	Sold Price	\$435,000 Sold Date	18-Sep-23
		Distance	2km

RS = Recent sale UN = Undisclosed Sale

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