

## 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

44 LOOKOUT WAY 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

\$730,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 8 ALTAMOUNT DRIVE TRUGANINA VIC 3029  | \$675,000 | 23-May-23 |
| 20 MERRIBAH WAY TRUGANINA VIC 3029    | \$660,000 | 13-May-23 |
| 5 WESTMEADOWS LANE TRUGANINA VIC 3029 | \$750,000 | 10-Jun-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: 21 October 2023

**8 ALTAMOUNT DRIVE TRUGANINA  
VIC 3029**3  2  2 

Sold Price

**\$675,000**

Sold Date

**23-May-23**

Distance

**0.76km****20 MERRIBAH WAY TRUGANINA  
VIC 3029**3  2  2 

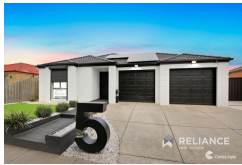
Sold Price

**\$660,000**

Sold Date

**13-May-23**

Distance

**0.97km****5 WESTMEADOWS LANE  
TRUGANINA VIC 3029**3  2  2 

Sold Price

**\$750,000**

Sold Date

**10-Jun-23**

Distance

**1.38km**

RS = Recent sale

UN = Undisclosed Sale

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