

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

46 ORNAMENT AVENUE 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

\$310,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,750

Property type

Land

Suburb

Tarneit

Period-from

01 Jan 2023

to

31 Dec 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

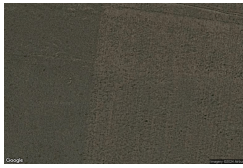
Date of sale

LOT 2150 ELOQUENCE ROAD TARNEIT VIC 3029	\$369,000	19-Sep-23
LOT 2146 ELOQUENCE ROAD TARNEIT VIC 3029	\$347,000	24-Feb-23
10 ELOQUENCE ROAD TARNEIT VIC 3029	\$309,000	26-Apr-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.~~

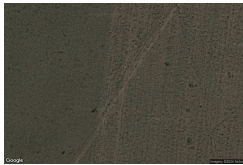
This Statement of Information was prepared on: 25 January 2024

**LOT 2150 ELOQUENCE ROAD
TARNEIT VIC 3029**

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Sold Price **\$369,000** Sold Date **19-Sep-23**Distance **0.03km****LOT 2146 ELOQUENCE ROAD
TARNEIT VIC 3029**

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Sold Price **\$347,000** Sold Date **24-Feb-23**Distance **0.08km****10 ELOQUENCE ROAD TARNEIT
VIC 3029**

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Sold Price **\$309,000** Sold Date **26-Apr-23**Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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