

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

5 KNOWSLEY 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

\$335,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,750

Property type

Land

Suburb

Tarneit

Period-from

01 Feb 2023

to

31 Jan 2024

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

9 TUSK LANE TARNEIT VIC 3029	\$270,000	18-May-23
41 STREAMLET BOULEVARD TARNEIT VIC 3029	\$294,000	19-Sep-22
25 STREAMLET BOULEVARD TARNEIT VIC 3029	\$299,000	17-Aug-22

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: 01 February 2024



9 TUSK LANE TARNEIT VIC 3029

Sold Price **\$270,000** Sold Date **18-May-23**

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Distance **0.98km**



41 STREAMLET BOULEVARD TARNEIT VIC 3029

Sold Price **\$294,000** Sold Date **19-Sep-22**

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Distance **1.43km**



25 STREAMLET BOULEVARD TARNEIT VIC 3029

Sold Price **\$299,000** Sold Date **17-Aug-22**

 3  2  -

Distance **1.48km**

RS = Recent sale UN = Undisclosed Sale

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