

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 ULMUS STREET 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,750

Property type

Land

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 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

5 PERRIN CIRCUIT TARNEIT VIC 3029	\$915,000	22-Jan-24
27 CLEMENTINE BOULEVARD TARNEIT VIC 3029	\$925,000	26-Oct-23
25 HOMELAND DRIVE TARNEIT VIC 3029	\$906,000	05-Jan-24

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: 12 April 2024



5 PERRIN CIRCUIT TARNEIT VIC 3029

 5  3  2

Sold Price

\$915,000

Sold Date

22-Jan-24

Distance

0.72km



27 CLEMENTINE BOULEVARD TARNEIT VIC 3029

 5  3  2

Sold Price

\$925,000

Sold Date

26-Oct-23

Distance

1.35km



25 HOMELAND DRIVE TARNEIT VIC 3029

 4  3  -

Sold Price

\$906,000

Sold Date

05-Jan-24

Distance

2.04km

RS = Recent sale

UN = Undisclosed Sale

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