

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 53 Sapling Boulevard, Tarneit, VIC 3029 (land size: 397 m²)

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 \$670,000 & \$700,000

Median sale price

Median price \$650,000 Property type *House* Suburb *Tarneit*

Period - From 01/05/2023 to 30/04/2024 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
25 Stubberfield Road, Tarneit, Vic 3029 (land size: 392 m ²)	\$700,000	24 Apr 2024
8 Traverse Avenue, Tarneit, Vic 3029 (land size: 350 m ²)	\$682,000	14 Feb 2024
30 Stubberfield Road, Tarneit, Vic 3029 (land size: 373 m ²)	\$680,000	20 Feb 2024

This Statement of Information was prepared on: 01/05/2024