

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

8 LANTERN WAY 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

| | | |
|---------------------------------------|-----------|-----------|
| 14 TERRACOTTA AVENUE TARNEIT VIC 3029 | \$618,000 | 06-Sep-23 |
| 21 ASPERULA STREET TARNEIT VIC 3029 | \$670,000 | 01-Nov-23 |
| 2 SILANO AVENUE TARNEIT VIC 3029 | \$625,000 | 28-Nov-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: 20 February 2024



14 TERRACOTTA AVENUE TARNEIT VIC 3029 Sold Price

\$618,000 Sold Date **06-Sep-23**

 4  2  1

Distance **0.06km**



21 ASPERULA STREET TARNEIT VIC 3029 Sold Price

Sold Price

\$670,000 Sold Date **01-Nov-23**

 4  2  2

Distance **4.28km**



2 SILANO AVENUE TARNEIT VIC 3029 Sold Price

Sold Price

\$625,000 Sold Date **28-Nov-23**

 3  2  2

Distance **3.57km**

RS = Recent sale

UN = Undisclosed Sale

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