

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 1448 - Sloop Street, Tarneit, 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 419,900 or range between &

Median sale price

Median price \$ 473,900 Property type Vacant Land Suburb Tarneit

Period - From 1/07/2023 to 30/09/2023 Source Oliver Hume

Comparable property sales

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
1 Lot 1575 - Pedra Avenue, Tarneit, 3029	\$ 411,900	4/10/2023
2 Lot 1414 - Mossiface Drive, Tarneit, 3029	\$ 407,900	4/10/2023
3 Lot 1334 - Palio Drive, Tarneit, 3029	\$ 407,900	23/07/2023

This Statement of Information was prepared on: 08 Jan 2024