

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 1909 - Sayers Road, Tarneit, Tarneit, 3029

Indicative selling price

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

Single price \$ 508,900

or range between

&

Median sale price

Median price \$ 421,400

Property type

Vacant Land

Suburb

Tarneit

Period - From

1/10/2022

to

31/12/2022

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 1508 - Implexa Drive, Tarneit, 3029	\$ 510,900	17/02/2023
2 Lot 1506 - Pedra Avenue, Tarneit, 3029	\$ 516,900	13/11/2022
3 Lot 1502 - Pedra Avenue, Tarneit, 3029	\$ 516,900	5/11/2022

This Statement of Information was prepared on:

22 Mar 2023