

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

7 Alister Grove 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$312,000

Property type

Land

Suburb

Tarneit

Period-from

01 Nov 2020

to

31 Oct 2021

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

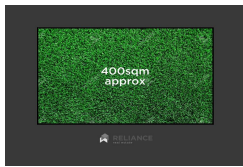
Date of sale

6 Chianti Ridge Tarneit VIC 3029	\$370,000	05-Nov-21
58 Cinnamara Circuit Tarneit VIC 3029	\$380,000	29-Sep-21
5 Cammeray Road Tarneit VIC 3029	\$375,000	18-Oct-21

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: 29 November 2021



6 Chianti Ridge Tarneit VIC 3029

Sold Price

^{RS} **\$370,000** Sold Date **05-Nov-21**

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Distance **0.24km**



58 Cinnamara Circuit Tarneit VIC 3029

Sold Price

\$380,000 Sold Date **29-Sep-21**

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Distance **1.08km**



5 Cammeray Road Tarneit VIC 3029

Sold Price

\$375,000 Sold Date **18-Oct-21**

 -  -  -

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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