

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

3 TUSK LANE 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,500

Property type

Land

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 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

6 KARDAK STREET TARNEIT VIC 3029	\$605,000	18-Dec-23
18 SINOPIA STREET TARNEIT VIC 3029	\$575,000	01-Dec-23
11 ALISTER GROVE TARNEIT VIC 3029	\$610,000	16-Oct-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 March 2024



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6 KARDAK STREET TARNEIT VIC 3029

Sold Price

\$605,000

Sold Date

18-Dec-23

3 2 1

Distance

0.18km



18 SINOPIA STREET TARNEIT VIC 3029

Sold Price

\$575,000

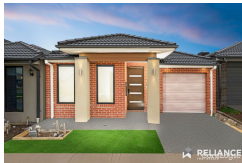
Sold Date

01-Dec-23

3 2 1

Distance

1.87km



11 ALISTER GROVE TARNEIT VIC 3029

Sold Price

\$610,000

Sold Date

16-Oct-23

3 2 1

Distance

4.25km

RS = Recent sale

UN = Undisclosed Sale

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