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	1 Fitzherbert Street 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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	House	Suburb	Tarneit
Period-from	01 Sep 2020	to	31 Aug 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.

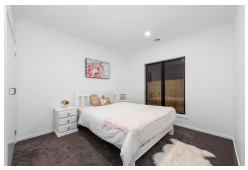
Address of comparable property	Price	Date of sale
2 Cinnamara Circuit Tarneit VIC 3029	$720,000	21-Jun-21
57 Lionsgate Crescent Tarneit VIC 3029	$728,888	17-May-21
68 Lansdowne Parade Tarneit VIC 3029	$720,000	18-Jul-21

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: 08 September 2021

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2 Cinnamara Circuit Tarneit VIC 3029

4 2 2

Sold Price RS $720,000 Sold Date 21-Jun-21

Distance 0.05km



57 Lionsgate Crescent Tarneit VIC 3029

4 2 2

Sold Price $728,888 Sold Date 17-May-21

Distance 0.24km



68 Lansdowne Parade Tarneit VIC 3029

4 2 2

Sold Price $720,000 Sold Date 18-Jul-21

Distance 0.71km

RS = Recent sale **UN** = Undisclosed Sale

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