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	LOT 1108 HOGANS ROAD 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	$1,180,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$647,000	Property type	House	Suburb	Tarneit
Period-from	01 Jun 2024	to	31 May 2025	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
4 FARLEIGH DRIVE TARNEIT VIC 3029	$1,160,000	10-Apr-25
19 FRUIT STREET TARNEIT VIC 3029	$1,500,000	11-Mar-25
13 RIVELLA CIRCUIT TARNEIT VIC 3029	$950,000	12-Jun-25

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.~~

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4 FARLEIGH DRIVE TARNEIT VIC 3029

5 5 2

Sold Price RS $1,160,000 Sold Date 10-Apr-25

Distance 2km

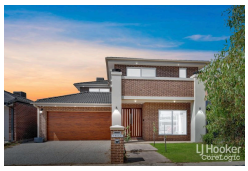


19 FRUIT STREET TARNEIT VIC 3029

5 5 2

Sold Price $1,500,000 Sold Date 11-Mar-25

Distance 1.22km



13 RIVELLA CIRCUIT TARNEIT VIC 3029

5 4 2

Sold Price RS $950,000 Sold Date 12-Jun-25

Distance 0.96km

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

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