

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

9 Luster Crescent 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

\$320,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$304,000

Property type

Land

Suburb

Tarneit

Period-from

01 Jul 2019

to

30 Jun 2020

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

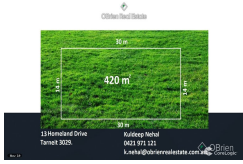

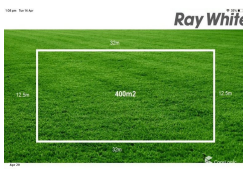



Date of sale

13 Homeland Drive Tarneit VIC 3029	\$322,000	02-Feb-20
43 Lay Street Tarneit VIC 3029	\$315,000	15-Mar-20
16 Antonio Road Tarneit VIC 3029	\$315,000	23-May-20

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: 21 July 2020

	13 Homeland Drive Tarnet VIC 3029	Sold Price	\$322,000	Sold Date 02-Feb-20
	Distance 0.45km			
	43 Lay Street Tarnet VIC 3029	Sold Price	\$315,000	Sold Date 15-Mar-20
	Distance 0.88km			
	16 Antonio Road Tarnet VIC 3029	Sold Price	Sold Date 23-May-20	
	Distance 1.7km			

RS = Recent sale UN = Undisclosed Sale

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