

## 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

33 Lamington Drive Tarneit VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2019

to

31 Oct 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

6 Redcliffe Parade Tarneit VIC 3029	\$645,000	10-Nov-18
1017 Leakes Road Tarneit VIC 3029	\$670,000	21-Oct-18
23 Vesper Avenue Tarneit VIC 3029	\$625,000	01-Oct-18

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 November 2020



**6 Redcliffe Parade Tarneit VIC 3029** Sold Price **\$645,000** Sold Date **10-Nov-18**

 3
  2
  2

Distance **0.74km**



**1017 Leakes Road Tarneit VIC 3029** Sold Price **\$670,000** Sold Date **21-Oct-18**

 4
  2
  2

Distance **0.84km**



**23 Vesper Avenue Tarneit VIC 3029** Sold Price **\$625,000** Sold Date **01-Oct-18**

 4
  2
  2

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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