

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

70 HERMOSA DRIVE 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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$348,500

Property type

Land

Suburb

Tarneit

Period-from

01 Aug 2021

to

31 Jul 2022

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

31 LONDONDERRY CRESCENT TARNEIT VIC 3029	\$400,000	03-May-22
78 VESTIGE CIRCUIT TARNEIT VIC 3029	\$415,000	01-Mar-22
15 FITZHERBERT STREET TARNEIT VIC 3029	\$435,000	09-Mar-22

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: 15 August 2022



**31 LONDONDERRY CRESCENT
TARNEIT VIC 3029**

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  -
  -

Sold Price

\$400,000

Sold Date

03-May-22

Distance

0.57km



**78 VESTIGE CIRCUIT TARNEIT VIC
3029**

 -
  -
  -

Sold Price

\$415,000

Sold Date

01-Mar-22

Distance

5km



**15 FITZHERBERT STREET TARNEIT
VIC 3029**

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  -
  -

Sold Price

\$435,000

Sold Date

09-Mar-22

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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