

## 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

44 LOOKOUT WAY TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2022

to

31 Oct 2023

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

|   |           |           |
|---|-----------|-----------|
| 86 TALLIVER TERRACE TRUGANINA VIC 3029  | \$660,000 | 25-Sep-23 |
| 161 WESTMEADOWS LANE TRUGANINA VIC 3029 | \$600,000 | 10-Nov-23 |
| 520 MORRIS ROAD TRUGANINA VIC 3029      | \$701,000 | 28-Oct-23 |

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: 27 November 2023


**86 TALLIVER TERRACE  
TRUGANINA VIC 3029**

 3
  2
  2

Sold Price

<sup>RS</sup> **\$660,000** Sold Date **25-Sep-23**

Distance **0.2km**

**161 WESTMEADOWS LANE  
TRUGANINA VIC 3029**

 3
  2
  2

Sold Price

<sup>RS</sup> **\$600,000** <sup>UN</sup> Sold Date **10-Nov-23**

Distance **0.44km**

**520 MORRIS ROAD TRUGANINA  
VIC 3029**

 3
  2
  2

Sold Price

<sup>RS</sup> **\$701,000** Sold Date **28-Oct-23**

Distance **0.81km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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