

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

2 Cornus Drive, Tarneit Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$550,000 Property Type House Suburb Tarneit

Period - From 01/07/2019 to 30/09/2019 Source REIV

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 six 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
1	8 Cornus Dr TARNEIT 3029	\$640,000	27/07/2019
2	106 Lansdowne Pde TARNEIT 3029	\$600,000	25/10/2019
3	57 Oreilly Rd TARNEIT 3029	\$596,000	08/10/2019

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 six months.~~

This Statement of Information was prepared on:

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Property Type: Land
Land Size: 484 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
September quarter 2019: \$550,000

Comparable Properties

8 Cornus Dr TARNEIT 3029 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 27/07/2019
Property Type: House (Res)
Land Size: 448 sqm approx



106 Lansdowne Pde TARNEIT 3029 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 25/10/2019
Rooms: 6
Property Type: House
Land Size: 448 sqm approx



57 Oreilly Rd TARNEIT 3029 (REI)

Agent Comments



Price: \$596,000
Method: Private Sale
Date: 08/10/2019
Property Type: House