

## 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

184 Thames Boulevard 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

\$550,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,002

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2018

to

30 Sep 2019

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

7 Governor Close Tarneit VIC 3029	\$560,000	07-Sep-19
23 Lindrum Outlook Tarneit VIC 3029	\$565,000	15-Aug-19
32 Harmony Drive Tarneit VIC 3029	\$565,000	02-Sep-19

**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: 07 October 2019



**7 Governor Close Tarneit VIC 3029** Sold Price <sup>RS</sup> **\$560,000** Sold Date **07-Sep-19**  
 Distance **0.24km**  
 5 beds 2 bathrooms 2 cars



**23 Lindrum Outlook Tarneit VIC 3029** Sold Price **\$565,000** Sold Date **15-Aug-19**  
 Distance **0.31km**  
 4 beds 2 bathrooms 2 cars



**32 Harmony Drive Tarneit VIC 3029** Sold Price <sup>RS</sup> **\$565,000** <sup>UN</sup> Sold Date **02-Sep-19**  
 Distance **0.44km**  
 4 beds 2 bathrooms 2 cars

**RS** = Recent sale      **UN** = Undisclosed Sale

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