

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 71 Chlorinda Road, Tarneit Vic 3029

Indicative selling price

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

Price Range Between: \$485,000 To \$515,000

Median sale price

Median price \$650,000

Property type House

Suburb Tarneit

Period - From 01/08/23

to

31/07/24

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 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. 26 Barlow Circuit, Tarneit Vic 3029	\$508,000	12/07/24
2. 21 Nottingham Circuit, Tarneit Vic 3029	\$510,000	05/04/24
3. 22B Claire Way, Tarneit Vic 3029	\$515,000	10/06/24

This Statement of Information was prepared on: 11/09/2024