

## 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

13 Hollows Circuit 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

\$745,000

&

\$785,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$312,000

Property type

Land

Suburb

Tarneit

Period-from

01 Dec 2020

to

30 Nov 2021

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 26 Brookville Avenue Werribee VIC 3030     | \$797,000 | 17-Nov-21 |
| 14 Domigan Court Hoppers Crossing VIC 3029 | \$750,000 | 18-Jun-21 |
| 872 Sayers Road Tarneit VIC 3029           | \$765,000 | 08-Aug-21 |

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: 14 December 2021



**26 Brookville Avenue Werribee VIC 3030** Sold Price <sup>RS</sup> **\$797,000** Sold Date **17-Nov-21**

 4  2  2

Distance **0.81km**



**14 Domigan Court Hoppers Crossing VIC 3029** Sold Price **\$750,000** Sold Date **18-Jun-21**

 4  2  4

Distance **1.65km**



**872 Sayers Road Tarneit VIC 3029** Sold Price **\$765,000** Sold Date **08-Aug-21**

 4  2  2

Distance **2.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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