



## Statement of Information

### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Lot 1539-1283 DOHERTYS ROAD, TARNEIT, VIC 3029

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range

\$252,280

#### Median sale price

Median price \$361,000

Land



Unit



Suburb

Tarneit

Period - From 01 Jul 2023

to

30 Jun 2024

Source

Realestate.com.au

#### Comparable sales

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.

##### Comparable #1

**Address** 31 CALVANTE WAY, TARNEIT, VIC 3029

**Sale Price** \$275,000

**Date of Sale**

05-Jun-24

##### Comparable #2

**Address** 1 SLOCUM ROAD, TARNEIT, VIC 3029

**Sale Price** \$280,000

**Date of Sale**

04-Jun-24

##### Comparable #3

**Address** 22 KARDAK STREET, TARNEIT, VIC 3029

**Sale Price** \$310,000

**Date of Sale**

26-Jun-24

LJ Hooker Property Point  
Shop 211/4 Main Street, Point Cook  
03 9975 7080  
[pointcook.ljhooker.com.au](https://pointcook.ljhooker.com.au)

This Statement of Information was prepared on: 31 July 2024