

# Statement of information



48 APRICOT CIRCUIT, TARNEIT, VIC 3029

PREPARED BY JAGJEET SINGH , RAY WHITE TRUGANINA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 APRICOT CIRCUIT, TARNEIT, VIC 3029



## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$350,000 to \$385,000**

Provided by: Jagjeet Singh, Ray White Truganina

## MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (Vacant Land)

**\$357,000**

01 January 2023 to 31 December 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



46 APRICOT CCT, TARNEIT, VIC 3029



Sale Price

**\$358,000**

Sale Date: 10/10/2023

Distance from Property: 12m



123 MEDALLION BVD, TARNEIT, VIC 3029



Sale Price

**\$375,100**

Sale Date: 14/11/2023

Distance from Property: 327m



23 SALTGRASS AVE, TARNEIT, VIC 3029



Sale Price

**\$350,000**

Sale Date: 19/12/2023

Distance from Property: 1.1km



This report has been compiled on 27/03/2024 by Ray White Truganina. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

48 APRICOT CIRCUIT, TARNEIT, VIC 3029

### Indicative selling price

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

Price Range:

\$350,000 to \$385,000

### Median sale price

Median price

\$357,000

Property type

Vacant Land

Suburb

TARNEIT

Period

01 January 2023 to 31 December 2023

Source

 pricfinder

### Comparable property 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.

#### Address of comparable property

#### Price

#### Date of sale

46 APRICOT CCT, TARNEIT, VIC 3029	\$358,000	10/10/2023
123 MEDALLION BVD, TARNEIT, VIC 3029	\$375,100	14/11/2023
23 SALTGRASS AVE, TARNEIT, VIC 3029	\$350,000	19/12/2023

This Statement of Information was prepared on:

27/03/2024