

## 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

53 LAFLIN AVENUE 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

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2023

to

31 May 2024

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

5 BOBBY DRIVE TARNEIT VIC 3029	\$605,000	20-Jan-24
23 BEROWA STREET TARNEIT VIC 3029	\$600,000	21-May-24
20 ARARAT STREET TARNEIT VIC 3029	\$600,000	22-Feb-24

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.~~

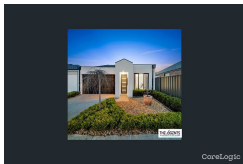
This Statement of Information was prepared on: 13 June 2024



**5 BOBBY DRIVE TARNEIT VIC 3029** Sold Price **\$605,000** Sold Date **20-Jan-24**

3 2 2

Distance **0.2km**



**23 BEROWA STREET TARNEIT VIC 3029** Sold Price <sup>RS</sup> **\$600,000** Sold Date **21-May-24**

3 2 2

Distance **0.63km**



**20 ARARAT STREET TARNEIT VIC 3029** Sold Price **\$600,000** Sold Date **22-Feb-24**

3 2 2

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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