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

66 MULHOLLAND DRIVE TARNEIT VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$950,000	&	\$1,020,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$650,000	Prope	erty type	House		Suburb	Tarneit
Period-from	01 Feb 2023	to	31 Jan 2	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
137 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029	\$820,000	23-May-23
136 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029	\$805,000	19-Sep-23
21 MAROON STREET TARNEIT VIC 3029	\$850,000	19-Dec-23

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: 06 February 2024





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137 HUMMINGBIRD BOULEVARD **TARNEIT VIC 3029**

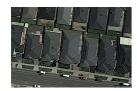
⇔ 2

Sold Price

Sold Price

\$820,000 Sold Date **23-May-23**

0.65km Distance



136 HUMMINGBIRD BOULEVARD

\$ 2

TARNEIT VIC 3029 ₾ 2

₾ 2

= 4

= 4

\$805,000 Sold Date **19-Sep-23**

Distance 0.77km



21 MAROON STREET TARNEIT VIC Sold Price 3029

^{RS}\$850,000 ^{UN} Sold Date 19-Dec-23

Distance

= 4 **♣** 2 ⇔ 2

1.2km

RS = Recent sale UN = Undisclosed Sale

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