BARRYPLANT

STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	14 LARISSA STREET 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	$540,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median price	$655,000	*House	X	*Unit		Suburb	Tarneit
Period - From	01 Oct 2024	to	30 Sep 2025			Source	Core Logic

Comparable property sales

A* 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
1. 25 SOLANDER GROVE TARNEIT VIC 3029	$560,000	19-Aug-25
2. 34 HILDA STREET TARNEIT VIC 3029	$555,000	06-May-25
3. 37 AGATE DRIVE TARNEIT VIC 3029	$559,888	07-Aug-25

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 six months.~~

Property data source: Corelogic.com.au. Generated on 17/10/2025