

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

48 VILLETTE AVENUE 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,700

Property type

Land

Suburb

Tarneit

Period-from

01 Oct 2021

to

30 Sep 2022

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

14 MENDOCINO CRESCENT TARNEIT VIC 3029	\$620,000	21-Apr-22
21 WARDELL STREET TARNEIT VIC 3029	\$585,000	10-Mar-22
11 PAULINE WAY TARNEIT VIC 3029	\$593,000	26-May-22

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: 05 October 2022


**14 MENDOCINO CRESCENT
TARNEIT VIC 3029**
 4  2  1

Sold Price

\$620,000

Sold Date

21-Apr-22

Distance

3.92km

**21 WARDELL STREET TARNEIT VIC
3029**
 4  2  1

Sold Price

\$585,000

Sold Date

10-Mar-22

Distance

0.16km

**11 PAULINE WAY TARNEIT VIC
3029**
 4  2  1

Sold Price

\$593,000

Sold Date

26-May-22

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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