

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

8 EMMA 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

\$739,000

&

\$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2022

to

31 May 2023

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

7 LUCIA AVENUE TARNEIT VIC 3029	\$812,000	25-May-22
14 CEPORA ROAD TARNEIT VIC 3029	\$740,500	03-Jun-22
11 EDMUND DRIVE TARNEIT VIC 3029	\$745,000	08-Jun-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: 07 June 2023


7 LUCIA AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

\$812,000

 Sold Date **25-May-22**

 Distance **0.23km**

14 CEPORA ROAD TARNEIT VIC 3029

3 2 2

Sold Price

\$740,500

 Sold Date **03-Jun-22**

 Distance **0.25km**

11 EDMUND DRIVE TARNEIT VIC 3029

5 2 2

Sold Price

\$745,000

 Sold Date **08-Jun-22**

 Distance **0.34km**
RS = Recent sale

UN = Undisclosed Sale

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