

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

7 Harmony 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/52 Springleaf Road Tarneit VIC 3029	\$400,000	20-Jun-19
1/1 Governor Close Tarneit VIC 3029	\$423,000	29-Aug-19
1/47 Hope Way Tarneit VIC 3029	\$430,000	26-Jul-19

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: 09 October 2019



1/52 Springleaf Road Tarneit VIC 3029

3 2 1

Sold Price

\$400,000

Sold Date

20-Jun-19

Distance

0.41km



1/1 Governor Close Tarneit VIC 3029

3 2 1

Sold Price

^{RS} **\$423,000**

Sold Date

29-Aug-19

Distance

0.33km



1/47 Hope Way Tarneit VIC 3029

3 2 1

Sold Price

\$430,000

Sold Date

26-Jul-19

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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