

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

739 Tarneit Road 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Jan 2020

to

31 Dec 2020

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

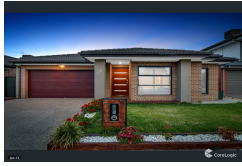
Date of sale

34 Trumpeter Drive Tarneit VIC 3029	\$600,000	26-Nov-20
14 Eddy Crescent Tarneit VIC 3029	\$590,000	14-Dec-20
6 Antoinette Street Tarneit VIC 3029	\$602,000	11-Jan-21

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: 19 January 2021

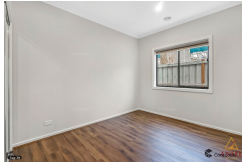


34 Trumpeter Drive Tarneit VIC 3029

4 2 2

Sold Price ^{RS} \$600,000 ^{UN} Sold Date 26-Nov-20

Distance 1.88km



14 Eddy Crescent Tarneit VIC 3029

4 2 2

Sold Price ^{RS} \$590,000 ^{UN} Sold Date 14-Dec-20

Distance 2.06km



6 Antoinette Street Tarneit VIC 3029

4 2 1

Sold Price ^{RS} \$602,000 Sold Date 11-Jan-21

Distance 2.72km

RS = Recent sale

UN = Undisclosed Sale

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