

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

2 MORAVA 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

\$660,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 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

8 MORAVA STREET TARNEIT VIC 3029	\$670,000	10-Mar-23
61 KAREN ROAD TARNEIT VIC 3029	\$670,000	02-Mar-23
58 NASCENT DRIVE TARNEIT VIC 3029	\$650,000	23-Sep-23

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.~~

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8 MORAVA STREET TARNEIT VIC 3029

Sold Price

\$670,000

Sold Date

10-Mar-23

4 2 2

Distance

0.04km



61 KAREN ROAD TARNEIT VIC 3029

Sold Price

Sold Date

02-Mar-23

4 2 2

Distance

1.87km



58 NASCENT DRIVE TARNEIT VIC 3029

Sold Price

^{RS} **\$650,000**

Sold Date

23-Sep-23

4 2 2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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