

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

1/23 CHESTERTON 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,500

Property type

Unit

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

1/21 CHESTERTON AVENUE TARNEIT VIC 3029	\$500,000	27-May-22
1/2 JORDYN STREET TARNEIT VIC 3029	\$518,000	09-Jul-22
13 LAUDERDALE DRIVE TARNEIT VIC 3029	\$530,000	01-Jul-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: 19 October 2022


**1/21 CHESTERTON AVENUE
TARNEIT VIC 3029**
 3  2  2

Sold Price **\$500,000** Sold Date **27-May-22**

Distance **0.02km**

**1/2 JORDYN STREET TARNEIT VIC
3029**
 3  1  1

Sold Price **\$518,000** Sold Date **09-Jul-22**

Distance **0.06km**

**13 LAUDERDALE DRIVE TARNEIT
VIC 3029**
 3  2  1

Sold Price **\$530,000** Sold Date **01-Jul-22**

Distance **0.22km**
RS = Recent sale

UN = Undisclosed Sale

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