

## 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

54 Papillon Parade Tarneit VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 52 Papillon Parade Tarneit VIC 3029 | \$600,000 | 09-Nov-20 |
| 55 Papillon Parade Tarneit VIC 3029 | \$580,000 | 26-Aug-21 |
| 6 Wing Circuit Tarneit VIC 3029     | \$700,000 | 29-Jun-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: 29 September 2021



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**52 Papillon Parade Tarneit VIC 3029**

4 2 2

Sold Price

**\$600,000**

Sold Date **09-Nov-20**

Distance

**0.02km**



**55 Papillon Parade Tarneit VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date **26-Aug-21**

Distance

**0.06km**



**6 Wing Circuit Tarneit VIC 3029**

4 2 2

Sold Price

**\$700,000**

Sold Date **29-Jun-21**

Distance

**0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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