

## 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

22 BADEN POWELL DRIVE 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

\$759,000

&

\$789,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2021

to

31 May 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 37 ROSE GRANGE BOULEVARD TARNEIT VIC 3029 | \$780,000 | 09-Apr-22 |
| 67 ROSE GRANGE BOULEVARD TARNEIT VIC 3029 | \$780,000 | 11-May-22 |
| 6 MANNA GUM DRIVE TARNEIT VIC 3029        | \$760,000 | 03-Jun-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: 20 June 2022



**37 ROSE GRANGE BOULEVARD  
TARNEIT VIC 3029**

4 2 2

Sold Price **\$780,000** Sold Date **09-Apr-22**

Distance **0.24km**



**67 ROSE GRANGE BOULEVARD  
TARNEIT VIC 3029**

4 2 2

Sold Price <sup>RS</sup> **\$780,000** Sold Date **11-May-22**

Distance **0.25km**



**6 MANNA GUM DRIVE TARNEIT  
VIC 3029**

4 2 2

Sold Price <sup>RS</sup> **\$760,000** Sold Date **03-Jun-22**

Distance **0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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