

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

4 LAYLA CRESCENT 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

\$689,000

&

\$709,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2021

to

31 Jul 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

3 DRUMMOYNE STREET TARNEIT VIC 3029	\$682,000	06-Jul-22
4 ONEGAR STREET TARNEIT VIC 3029	\$695,000	22-Jun-22
11 BISHOPSGATE AVENUE TARNEIT VIC 3029	\$695,000	09-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: 01 August 2022



3 DRUMMOYNE STREET TARNEIT VIC 3029

Sold Price

RS

\$682,000

Sold Date

06-Jul-22



4



2



2

Distance

0.25km



4 ONEGAR STREET TARNEIT VIC 3029

Sold Price

RS

\$695,000

Sold Date

22-Jun-22



4



2



2

Distance

0.38km



11 BISHOPSGATE AVENUE TARNEIT VIC 3029

Sold Price

\$695,000

Sold Date

09-Jun-22



4



2



2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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