

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

31 Chatham 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2020

to

31 Oct 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

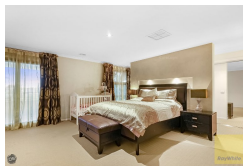
Date of sale

9 Zelkova Court Tarneit VIC 3029	\$870,000	09-Jul-21
27 Copeton Avenue Tarneit VIC 3029	\$850,000	20-May-21
63 Rainbow Way Tarneit VIC 3029	\$775,000	16-Jul-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: 08 November 2021



9 Zelkova Court Tarneit VIC 3029

Sold Price

\$870,000

Sold Date

09-Jul-21

 4  2  2

Distance

0.4km



27 Copeton Avenue Tarneit VIC 3029

Sold Price

\$850,000

Sold Date

20-May-21

 4  2  2

Distance

0.63km



63 Rainbow Way Tarneit VIC 3029

Sold Price

\$775,000

Sold Date

16-Jul-21

 4  2  2

Distance

0.91km



37 Copeton Avenue Tarneit VIC 3029

Sold Price

\$715,000

Sold Date

20-May-21

 4  2  2

Distance

0.63km



75 Rippleside Terrace Tarneit VIC 3029

Sold Price

\$625,000

Sold Date

20-Jul-21

 4  2  2

Distance

0.64km



19 Rising Sun Parade Tarneit VIC 3029

Sold Price

\$745,000

Sold Date

28-Apr-21

 4  2  2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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5 Moonlight Place Tarneit VIC 3029 Sold Price **\$700,000** Sold Date **28-Apr-21**

 4  2  2

Distance **0.78km**



36 Winona Circuit Tarneit VIC 3029 Sold Price **\$630,000** Sold Date **16-Apr-21**

 4  2  2

Distance **0.84km**



37 Cindia Crescent Tarneit VIC 3029 Sold Price **\$616,250** Sold Date **03-Aug-21**

 4  2  2

Distance **0.86km**



3 Cedarwood Court Tarneit VIC 3029 Sold Price **\$900,000** Sold Date **15-Aug-21**

 4  2  2

Distance **0.87km**



24 Brinbrook Street Tarneit VIC 3029 Sold Price **\$790,000** Sold Date **29-Jun-21**

 4  2  2

Distance **0.97km**



37 Baden Powell Drive Tarneit VIC 3029 Sold Price **\$638,000** Sold Date **19-May-21**

 3  2  2

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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36 Kulin Drive Tarneit VIC 3029

Sold Price

\$725,000

Sold Date

14-Apr-21



4



2



2

Distance

1.07km



20 Clarafield Crescent Tarneit VIC 3029

Sold Price

\$703,500

Sold Date

06-Sep-21



4



2



2

Distance

1.14km

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UN = Undisclosed Sale

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