

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

8 BIRREGURRA DRIVE 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

\$1,199,999

&

\$1,299,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2021

to

31 Oct 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

9 JUGGLER DRIVE TARNEIT VIC 3029	\$1,145,000	03-Sep-22
9 SANTAROSA AVENUE TARNEIT VIC 3029	\$1,600,000	15-Jul-22
21 APPLGATE CRESCENT TARNEIT VIC 3029	\$1,005,000	20-Oct-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: 27 November 2022


9 JUGGLER DRIVE TARNEIT VIC 3029

Sold Price

^{RS}
\$1,145,000

Sold Date

03-Sep-22
 5

 4

 2

Distance

1km

9 SANTAROSA AVENUE TARNEIT VIC 3029

Sold Price

\$1,600,000

Sold Date

15-Jul-22
 4

 4

 -

Distance

1.02km

21 APPLGATE CRESCENT TARNEIT VIC 3029

Sold Price

^{RS}
\$1,005,000

Sold Date

20-Oct-22
 5

 3

 2

Distance

2.56km
RS = Recent sale

UN = Undisclosed Sale

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