

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

2 Bluegrass Street 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2019

to

31 Dec 2019

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

2 Evadene Drive Tarneit VIC 3029	\$382,000	16-Apr-19
11 Giselle Grove Tarneit VIC 3029	\$445,000	22-Oct-19
14 Harker Esplanade Tarneit VIC 3029	\$421,000	15-Aug-19

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: 07 January 2020



2 Evadene Drive Tarneit VIC 3029

Sold Price

\$382,000

Sold Date

16-Apr-19

3 2 2

Distance

0.99km



11 Giselle Grove Tarneit VIC 3029

Sold Price

\$445,000

Sold Date

22-Oct-19

3 2 2

Distance

1.13km



14 Harker Esplanade Tarneit VIC 3029

Sold Price

\$421,000

Sold Date

15-Aug-19

3 2 2

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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