

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

7 Escapade 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

\$501,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2019

to

31 May 2020

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

4 Ava Avenue Tarneit VIC 3029	\$487,000	28-Apr-19
6 Ava Avenue Tarneit VIC 3029	\$490,000	17-Mar-19
3 Swainson Close Tarneit VIC 3029	\$490,000	28-Oct-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: 30 June 2020



4 Ava Avenue Tarneit VIC 3029

Sold Price

\$487,000

Sold Date

28-Apr-19

3 2 2

Distance

0.34km



6 Ava Avenue Tarneit VIC 3029

Sold Price

\$490,000

Sold Date

17-Mar-19

3 2 2

Distance

0.34km



3 Swainson Close Tarneit VIC 3029

Sold Price

Sold Date

28-Oct-19

3 2 1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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