

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

7/11 Wendy Way 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Dec 2020

to

30 Nov 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

1/57 Chantelle Parade Tarneit VIC 3029	\$520,000	08-Dec-21
2/11 Navy Street Tarneit VIC 3029	\$485,000	09-Dec-21
20 Malachite Drive Tarneit VIC 3029	\$475,000	14-Oct-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: 10 December 2021



1/57 Chantelle Parade Tarneit VIC 3029

 3  2  2

Sold Price

^{RS} **\$520,000** Sold Date **08-Dec-21**

Distance **0.11km**



2/11 Navy Street Tarneit VIC 3029

 3  2  2

Sold Price

^{RS} **\$485,000** Sold Date **09-Dec-21**

Distance **0.23km**



20 Malachite Drive Tarneit VIC 3029

 3  2  2

Sold Price

^{RS} **\$475,000** Sold Date **14-Oct-21**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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