

## 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

58 Hummingbird Boulevard Tarneit VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2018

to

31 Oct 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 24 Narrabeen Street Tarneit VIC 3029 | \$670,000 | 10-Oct-19 |
| 34 Nighthawk Road Tarneit VIC 3029   | \$668,500 | 15-Jul-19 |
| 27 Cadell Avenue Tarneit VIC 3029    | \$627,000 | 15-Sep-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: 22 November 2019



**24 Narrabeen Street Tarneit VIC 3029**

4 2 2

Sold Price **\$670,000** Sold Date **10-Oct-19**

Distance **0.6km**



**34 Nighthawk Road Tarneit VIC 3029**

4 2 2

Sold Price **\$668,500** Sold Date **15-Jul-19**

Distance **0.62km**



**27 Cadell Avenue Tarneit VIC 3029**

4 2 2

Sold Price **\$627,000** Sold Date **15-Sep-19**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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