

## 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 Bogong Loop 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

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Tarneit

Period-from

01 Mar 2019

to

29 Feb 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 23 Santarosa Avenue Tarneit VIC 3029 | \$372,000 | 09-Jan-20 |
|                                      |           |           |
|                                      |           |           |

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.

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Achal Arora  
P 03 8372 3072  
M 0432413929  
E achal@urevic.com.au



**23 Santarosa Avenue Tarneit VIC  
3029**

Sold Price **\$372,000** Sold Date **09-Jan-20**



Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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