

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

11 Beachmere 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2020

to

31 Aug 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

6 Narrabeen Street Tarneit VIC 3029	\$680,000	23-Apr-21
37 Barrangi Drive Tarneit VIC 3029	\$632,521	15-Jun-21
1023 Leakes Road Tarneit VIC 3029	\$720,000	14-Apr-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: 28 September 2021



6 Narrabeen Street Tarneit VIC 3029

4 2 2

Sold Price

\$680,000

Sold Date

23-Apr-21

Distance

0.04km



37 Barrangi Drive Tarneit VIC 3029

4 2 2

Sold Price

\$632,521

Sold Date

15-Jun-21

Distance

0.26km



1023 Leakes Road Tarneit VIC 3029

4 2 2

Sold Price

\$720,000

Sold Date

14-Apr-21

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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