

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

37/5 THOMAS CARR DRIVE 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

Tarneit

Period-from

01 Dec 2022

to

30 Nov 2023

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

1C THOMAS CARR DRIVE TARNEIT VIC 3029	\$475,000	16-Sep-23
11/5 THOMAS CARR DRIVE TARNEIT VIC 3029	\$405,000	28-Oct-23

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: 27 December 2023

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**1C THOMAS CARR DRIVE TARNEIT
VIC 3029**

Sold Price

\$475,000

Sold Date

16-Sep-23

2

1

1

Distance

0km



1000 1000

**11/5 THOMAS CARR DRIVE
TARNEIT VIC 3029**

Sold Price

^{RS} **\$405,000**

Sold Date

28-Oct-23

2

1

1

Distance

0.05km

11/5 THOMAS CARR DRIVE, TARNEIT

RS = Recent sale

UN = Undisclosed Sale

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