

## 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

256 Bethany Road 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2021

to

31 Dec 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

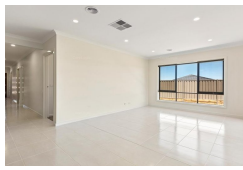
Date of sale

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 20 Wendy Way Tarneit VIC 3029        | \$600,000 | 02-Aug-21 |
| 37 Borboleta Street Tarneit VIC 3029 | \$562,500 | 09-Jun-21 |
| 26 Evadene Drive Tarneit VIC 3029    | \$569,000 | 29-Jul-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: 24 January 2022



**20 Wendy Way Tarneit VIC 3029**

Sold Price

**\$600,000**

Sold Date

**02-Aug-21**

 5

 2

 2

Distance

**0.3km**



**37 Borboleta Street Tarneit VIC 3029**

Sold Price

**\$562,500**

Sold Date

**09-Jun-21**

 4

 2

 2

Distance

**0.36km**



**26 Evadene Drive Tarneit VIC 3029**

Sold Price

**\$569,000**

Sold Date

**29-Jul-21**

 4

 2

 2

Distance

**0.24km**



**121 Wootten Road Tarneit VIC 3029**

Sold Price

**\$650,000**

Sold Date

**26-Sep-21**

 4

 2

 2

Distance

**0.13km**

1 EVADENE DRIVE, TARNEIT



**1 Evadene Drive Tarneit VIC 3029**

Sold Price

**\$535,000**

Sold Date

**18-Oct-21**

 3

 2

 2

Distance

**0.2km**



**73 Caraleena Drive Tarneit VIC 3029**

Sold Price

**\$642,800**

Sold Date

**11-Oct-21**

 4

 2

 2

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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**31 Claire Way Tarneit VIC 3029**

Sold Price

**\$553,000**

Sold Date

**17-Jun-21**



4



2



2

Distance

**0.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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