

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

4/22 TABLELAND ROAD 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/33 MEMPHIS DRIVE TRUGANINA VIC 3029	\$480,000	21-Mar-22
167B RIVERSDALE DRIVE TARNEIT VIC 3029	\$488,000	03-May-22
1B YVONNE WAY TARNEIT VIC 3029	\$480,000	19-Mar-22

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: 19 August 2022



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**2/33 MEMPHIS DRIVE TRUGANINA
VIC 3029**

Sold Price

\$480,000

Sold Date

21-Mar-22

3 2 1

Distance

4.91km



**167B RIVERSDALE DRIVE TARNEIT
VIC 3029**

Sold Price

\$488,000

Sold Date

03-May-22

3 2 1

Distance

2.5km



**1B YVONNE WAY TARNEIT VIC
3029**

Sold Price

\$480,000

Sold Date

19-Mar-22

3 2 1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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