

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

3/727 TARNEIT 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

\$399,999

&

\$429,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Jun 2022

to

31 May 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

38/5 THOMAS CARR DRIVE TARNEIT VIC 3029

\$440,000

30-Mar-22

78 CONNAUGHT ROAD TARNEIT VIC 3029

\$422,000

04-Feb-22

13A GLASSWING STREET TARNEIT VIC 3029

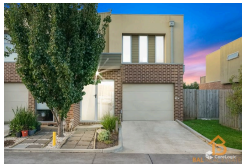
\$438,000

09-Apr-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: 09 June 2023


**38/5 THOMAS CARR DRIVE
TARNEIT VIC 3029**

 2
  1
  1

Sold Price

\$440,000

Sold Date

30-Mar-22

Distance

2.78km

**78 CONNAUGHT ROAD TARNEIT
VIC 3029**

 2
  1
  1

Sold Price

\$422,000

Sold Date

04-Feb-22

Distance

2.88km

**13A GLASSWING STREET TARNEIT
VIC 3029**

 2
  1
  1

Sold Price

\$438,000

Sold Date

09-Apr-22

Distance

1.34km
RS = Recent sale

UN = Undisclosed Sale

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