

## 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

9 Bogong Loop 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2021

to

31 Jan 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 10 Mulholland Drive Tarneit VIC 3029 | \$1,210,000 | 01-May-21 |
| 4 Passion Crescent Tarneit VIC 3029  | \$1,215,000 | 30-Nov-21 |
| 14 Navigation Road Tarneit VIC 3029  | \$1,051,111 | 04-Sep-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: 03 February 2022



**10 Mulholland Drive Tarneit VIC 3029**

 7  4  2

Sold Price

**\$1,210,000**

Sold Date

**01-May-21**

Distance

**1.47km**



**4 Passion Crescent Tarneit VIC 3029**

 5  3  2

Sold Price

<sup>RS</sup> **\$1,215,000**

Sold Date

**30-Nov-21**

Distance

**2.46km**



**14 Navigation Road Tarneit VIC 3029**

 5  3  3

Sold Price

**\$1,051,111**

Sold Date

**04-Sep-21**

Distance

**2.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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