

## 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

7 Vivid Court 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2020

to

31 May 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

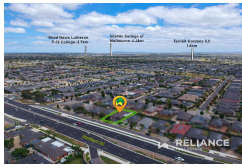
Date of sale

525 Derrimut Road Tarneit VIC 3029	\$615,000	05-Mar-21
25 Chatham Avenue Tarneit VIC 3029	\$651,500	21-Dec-20

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: 23 June 2021



### 525 Derrimut Road Tarneit VIC 3029

 4
  2
  2

Sold Price

**\$615,000**

Sold Date

**05-Mar-21**

Distance

**0.11km**



### 25 Chatham Avenue Tarneit VIC 3029

 4
  2
  2

Sold Price

**\$651,500**

Sold Date

**21-Dec-20**

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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