

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

25/5 THOMAS CARR DRIVE 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Mar 2022

to

28 Feb 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

34/5 THOMAS CARR DRIVE TARNEIT VIC 3029	\$428,000	01-Apr-22
38/5 THOMAS CARR DRIVE TARNEIT VIC 3029	\$440,000	30-Mar-22
17 COTTONFIELD WAY TARNEIT VIC 3029	\$450,000	10-Feb-23

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: 22 March 2023



**34/5 THOMAS CARR DRIVE
TARNEIT VIC 3029**

 3  1  2

Sold Price **\$428,000** Sold Date **01-Apr-22**

Distance **0km**



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

 2  1  1

Sold Price **\$440,000** Sold Date **30-Mar-22**

Distance **0km**



**17 COTTONFIELD WAY TARNEIT
VIC 3029**

 3  2  2

Sold Price ^{RS} **\$450,000** Sold Date **10-Feb-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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