

## 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

37 BEAR STREET 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

\$300,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Other

Suburb

Tarneit

Period-from

01 May 2021

to

30 Apr 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 45 DUBLIN STREET TARNEIT VIC 3029        | \$300,000 | 21-Oct-21 |
| 41 LONDONDERRY CRESCENT TARNEIT VIC 3029 | \$314,000 | 19-Oct-21 |
| 13 AMARA STREET TARNEIT VIC 3029         | \$294,900 | 21-Aug-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: 21 May 2022

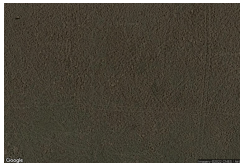

**45 DUBLIN STREET TARNEIT VIC 3029**

 Sold Price **\$300,000** Sold Date **21-Oct-21**
 4  2  2

 Distance **0.91km**

**41 LONDONDERRY CRESCENT  
TARNEIT VIC 3029**

 Sold Price **\$314,000** Sold Date **19-Oct-21**
 3  2  -

 Distance **0.79km**

**13 AMARA STREET TARNEIT VIC 3029**

 Sold Price **\$294,900** Sold Date **21-Aug-21**
 -  -  -

 Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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