

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 49 Baden Powell Drive, Tarneit, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$670,000

&

\$720,000

Median sale price

Median price

\$642,600

Property Type

House

Suburb

Tarneit (3029)

Period - From

01/10/2023

to

30/09/2024

Source

Corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
30 ALEXANDRA AVENUE, HOPPERS CROSSING VIC 3029	\$678,000	10/09/2024
19 KRISTINI PLACE, TRUGANINA VIC 3029	\$697,500	26/04/2024
52 THOMAS CARR DRIVE, TARNEIT VIC 3029	\$660,000	01/07/2024

This Statement of Information was prepared on: 07/10/2024