

## 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

43 CHLOE 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

\$640,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

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

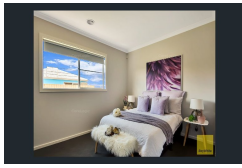
Date of sale

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 45 CHLOE STREET TARNEIT VIC 3029     | \$620,000 | 28-Mar-22 |
| 33 MAKEDONIA STREET TARNEIT VIC 3029 | \$605,000 | 15-Mar-22 |
| 2 KARDAK STREET TARNEIT VIC 3029     | \$622,000 | 01-Mar-22 |

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: 31 May 2022



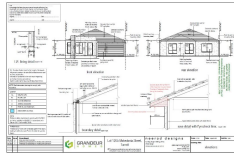
**45 CHLOE STREET TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$620,000** Sold Date **28-Mar-22**

 4  2  2

Distance **0.01km**



**33 MAKEDONIA STREET TARNEIT VIC 3029**

Sold Price

**\$605,000** Sold Date **15-Mar-22**

 4  2  2

Distance **0.49km**



**2 KARDAK STREET TARNEIT VIC 3029**

Sold Price

**\$622,000** Sold Date **01-Mar-22**

 4  2  2

Distance **0.19km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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