

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

76 Harmony 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

\$770,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,500

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2020

to

28 Feb 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

13 Cityview Crescent Tarneit VIC 3029	\$800,000	11-Dec-20
32 Brookville Avenue Werribee VIC 3030	\$730,000	02-Nov-20
51 McMahon Crescent Tarneit VIC 3029	\$730,000	06-Oct-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: 15 March 2021



13 Cityview Crescent Tarneit VIC 3029

5 3 2

Sold Price

\$800,000

Sold Date

11-Dec-20

Distance

0.22km



32 Brookville Avenue Werribee VIC 3030

4 3 2

Sold Price

\$730,000

Sold Date

02-Nov-20

Distance

0.56km



51 McMahon Crescent Tarneit VIC 3029

4 2 2

Sold Price

Sold Date

06-Oct-20

Distance

0.61km



98 Riversdale Drive Tarneit VIC 3029

4 3 2

Sold Price

\$838,888

Sold Date

28-Nov-20

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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