

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

32/5 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

\$429,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Oct 2019

to

30 Sep 2020

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

25/5 Thomas Carr Drive Tarneit VIC 3029	\$435,000	20-Aug-20
60 Rose Grange Boulevard Tarneit VIC 3029	\$495,000	29-Apr-20
10/78 Rippleside Terrace Tarneit VIC 3029	\$430,000	10-Jul-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: 26 October 2020



25/5 Thomas Carr Drive Tarneit VIC 3029 Sold Price **\$435,000** Sold Date **20-Aug-20**

3 1 2

Distance -



60 Rose Grange Boulevard Tarneit VIC 3029 Sold Price **\$495,000** Sold Date **29-Apr-20**

3 2 1

Distance **1.01km**



10/78 Rippleside Terrace Tarneit VIC 3029 Sold Price **\$430,000** Sold Date **10-Jul-20**

2 1 1

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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