

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

7 Conargo Avenue 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2020

to

30 Nov 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

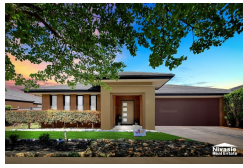
Date of sale

29 Cadell Avenue Tarneit VIC 3029	\$663,000	15-Oct-21
13 Blue Jay Crescent Tarneit VIC 3029	\$642,500	30-Sep-21
30 Danfield Drive Tarneit VIC 3029	\$637,000	08-Nov-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: 08 December 2021



29 Cadell Avenue Tarneit VIC 3029 Sold Price **\$663,000** Sold Date **15-Oct-21**
Distance **0.19km**

4 2 2



13 Blue Jay Crescent Tarneit VIC 3029 Sold Price **\$642,500** Sold Date **30-Sep-21**
Distance **0.36km**

4 2 2



30 Danfield Drive Tarneit VIC 3029 Sold Price ^{RS} **\$637,000** Sold Date **08-Nov-21**
Distance **0.85km**

4 2 2



7 Guidance Way Tarneit VIC 3029 Sold Price **\$650,000** Sold Date **30-Jun-21**
Distance **0.86km**

4 2 2



16 Waldburg Grove Tarneit VIC 3029 Sold Price ^{RS} **\$623,500** Sold Date **03-Nov-21**
Distance **1.1km**

4 2 2

RS = Recent sale

UN = Undisclosed Sale

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