

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 64A Babele Road, Tarneit, VIC 3029

Indicative selling price

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

Price Range

\$399,000

&

\$435,000

Median sale price

Median price

\$467,500

Property Type

Unit

Suburb

Tarneit (3029)

Period - From

01/07/2023

to

30/06/2024

Source

Corelogic

Comparable property sales

A 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
3/11 MARYANN WAY, TARNEIT VIC 3029	\$417,000	01/07/2024
3/15 GREENLEAF CIRCUIT, TARNEIT VIC 3029	\$405,000	06/05/2024
23/156-158 BETHANY ROAD, HOPPERS CROSSING VIC 3029	\$420,000	04/06/2024

This Statement of Information was prepared on: 09/07/2024

