

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

2/30 BILLABONG CRESCENT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Tarneit

Period-from

01 Jul 2023

to

30 Jun 2024

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

1/118 HARMONY DRIVE TARNEIT VIC 3029	\$510,000	15-Mar-24
4/617 TARNEIT ROAD HOPPERS CROSSING VIC 3029	\$492,500	05-Mar-24
43B BASINVIEW DRIVE TARNEIT VIC 3029	\$527,000	27-Apr-24

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: 24 July 2024



**1/118 HARMONY DRIVE TARNEIT
VIC 3029**

 3  2  1

Sold Price **\$510,000** Sold Date **15-Mar-24**

Distance **0.64km**



**4/617 TARNEIT ROAD HOPPERS
CROSSING VIC 3029**

 3  2  1

Sold Price **\$492,500** Sold Date **05-Mar-24**

Distance **1.54km**



**43B BASINVIEW DRIVE TARNEIT
VIC 3029**

 3  2  1

Sold Price **\$527,000** Sold Date **27-Apr-24**

Distance **0.98km**

RS = Recent sale UN = Undisclosed Sale

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