

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

36 Bradman 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2021

to

31 Dec 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

7 Liam Avenue Tarneit VIC 3029	\$615,000	25-Sep-21
164 Riversdale Drive Tarneit VIC 3029	\$615,000	09-Nov-21
4 The Parkway Tarneit VIC 3029	\$623,000	16-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: 11 January 2022

 Private inspections now available. For more information or to arrange a personal inspection please contact the listing agent.	7 Liam Avenue Tarneit VIC 3029	Sold Price	\$615,000	Sold Date	25-Sep-21
	 3  2  2			Distance	0.2km
 As per the government's latest Covid guidelines, you must be double vaccinated to attend our open for inspection. Please have your vaccination details ready upon arrival for our agent to sign. If you are not double vaccinated and would like to inspect this property, you will need to contact one of our agents to arrange a private viewing as only double vaccinated members of the public are allowed to attend and inspect during the open for inspection. Thank you for your patience and understanding as we work through the government's Covid safe guidelines. If you have any questions please contact us.	164 Riversdale Drive Tarneit VIC 3029	Sold Price	RS \$615,000	Sold Date	09-Nov-21
	 3  2  2			Distance	0.61km
 As per the government's latest Covid guidelines, you must be double vaccinated to attend our open for inspection. Please have your vaccination details ready upon arrival for our agent to sign. If you are not double vaccinated and would like to inspect this property, you will need to contact one of our agents to arrange a private viewing as only double vaccinated members of the public are allowed to attend and inspect during the open for inspection. Thank you for your patience and understanding as we work through the government's Covid safe guidelines. If you have any questions please contact us.	4 The Parkway Tarneit VIC 3029	Sold Price	RS \$623,000	Sold Date	16-Nov-21
	 3  2  2			Distance	0.66km

RS = Recent sale

UN = Undisclosed Sale

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