

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

262 Bethany Road, Tarneit Vic 3029

Indicative selling price

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

Range between \$365,000 & \$399,000

Median sale price

Median price \$488,000 Property Type Townhouse Suburb Tarneit

Period - From 15/03/2023 to 14/03/2024 Source REIV

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 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
1	419 Hogans Rd TARNEIT 3029	\$395,000	09/12/2023
2	18/151-157 Bethany Rd HOPPERS CROSSING 3029	\$382,300	15/12/2023
3	8/181 Riversdale Dr TARNEIT 3029	\$366,000	23/11/2023

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 six months.~~

This Statement of Information was prepared on:

15/03/2024 12:09

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Indicative Selling Price

\$365,000 - \$399,000

Median Townhouse Price

15/03/2023 - 14/03/2024: \$488,000



2 1 1

Property Type: House - Terrace

Land Size: 254 sqm approx

Agent Comments

Comparable Properties

419 Hogans Rd TARNEIT 3029 (REI/VG)

Agent Comments

2 - -

Price: \$395,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)



18/151-157 Bethany Rd HOPPERS CROSSING 3029 (REI)

Agent Comments

2 1 1

Price: \$382,300

Method: Private Sale

Date: 15/12/2023

Property Type: Unit

Land Size: 195 sqm approx



8/181 Riversdale Dr TARNEIT 3029 (REI/VG)

Agent Comments

2 1 1

Price: \$366,000

Method: Sold Before Auction

Date: 23/11/2023

Property Type: Unit

Land Size: 147 sqm approx