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

13 Napier Street 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 \$250,000 & \$270,000	Single Price			\$250,000	&	\$270,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$313,715	Prop	erty type	y type Land		Suburb	Tarneit
Period-from	01 Apr 2020	to	31 Mar 2	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
25 Patterdale Street Tarneit VIC 3029	\$250,000	28-Nov-20
136 Edith Street Tarneit VIC 3029	\$280,000	04-Dec-20
52 Queensbridge Avenue Tarneit VIC 3029	\$273,000	09-Mar-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: 01 April 2021





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25 Patterdale Street Tarneit VIC 3029

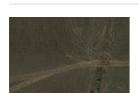
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Sold Price

\$250,000 Sold Date 28-Nov-20

Distance

0.1km



136 Edith Street Tarneit VIC 3029

Sold Price

\$280,000 Sold Date 04-Dec-20

Distance 0.15km



52 Queensbridge Avenue Tarneit

Sold Price

^{RS}**\$273,000** Sold Date **09-Mar-21**

Distance 0.27km



VIC 3029

₩ 2

\$250,000 Sold Date **15-Feb-21**

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20 Layla Crescent Tarneit VIC 3029 Sold Price

Distance

0.39km

RS = Recent sale UN = Undisclosed Sale

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