

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

4 Aberdeen Way 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2021

to

31 Jan 2022

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 St Peter Court Tarneit VIC 3029	\$888,000	18-Sep-21
6 Aberdeen Way Tarneit VIC 3029	\$940,000	26-Aug-21
79 Rose Grange Boulevard Tarneit VIC 3029	\$785,000	13-Oct-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: 04 February 2022

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7 St Peter Court Tarneit VIC 3029

Sold Price

\$888,000

Sold Date

18-Sep-21

4 2 2

Distance

0.96km



6 Aberdeen Way Tarneit VIC 3029

Sold Price

\$940,000

Sold Date

26-Aug-21

4 3 8

Distance

0.04km



79 Rose Grange Boulevard Tarneit VIC 3029

Sold Price

\$785,000

Sold Date

13-Oct-21

4 2 2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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