

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

341 BETHANY ROAD 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 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

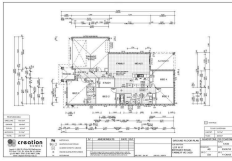
Date of sale

323 BETHANY ROAD TARNEIT VIC 3029	\$608,000	25-Jan-24
14 WONDERBOOM AVENUE TARNEIT VIC 3029	\$600,000	22-Dec-23
9 ZAMBEZI STREET TARNEIT VIC 3029	\$628,000	08-Feb-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: 06 March 2024


323 BETHANY ROAD TARNEIT VIC 3029

Sold Price

^{RS}
\$608,000

Sold Date

25-Jan-24
 4

 2

 2

Distance

0.12km

**14 WONDERBOOM AVENUE
TARNEIT VIC 3029**

Sold Price

\$600,000

Sold Date

22-Dec-23
 4

 2

 2

Distance

0.38km

9 ZAMBEZI STREET TARNEIT VIC 3029

Sold Price

^{RS}
\$628,000

Sold Date

08-Feb-24
 4

 2

 -

Distance

0.43km
RS = Recent sale

UN = Undisclosed Sale

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