

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

76 MODESTO 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

\$710,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2023

to

31 May 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

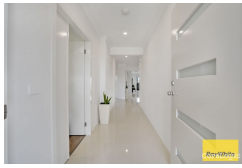
Date of sale

9 BLENRIL AVENUE TARNEIT VIC 3029	\$715,000	12-Feb-24
7 APORTA AVENUE TARNEIT VIC 3029	\$820,500	02-May-24
22 WENACHEE STREET TARNEIT VIC 3029	\$730,000	29-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: 25 June 2024



9 BLENRIL AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

\$715,000

Sold Date

12-Feb-24

Distance

0.15km



7 APORTA AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

^{RS} **\$820,500**

Sold Date

02-May-24

Distance

0.2km



22 WENACHEE STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$730,000

Sold Date

29-Feb-24

Distance

0.29km



32 APORTA AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

\$748,000

Sold Date

04-Nov-23

Distance

0.29km



LOT 2119 CRIB STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$750,000

Sold Date

14-May-24

Distance

0.48km



17 LOWRIE STREET TARNEIT VIC 3029

4 2 2

Sold Price

Sold Date

25-Mar-23

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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7 ELAINE STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$728,000

Sold Date

21-Jul-23

Distance

0.92km



5 DEBUT AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

\$760,000

Sold Date

04-Jul-23

Distance

0.96km



1005 LEAKES ROAD TARNEIT VIC 3029

4 2 2

Sold Price

\$741,000

Sold Date

16-May-23

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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