

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

2 Rosebud 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Tarneit

Period-from

01 Jan 2021

to

31 Dec 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

16 Summerhill Street Tarneit VIC 3029	\$560,000	06-Oct-21
3 Flora Way Tarneit VIC 3029	\$585,000	22-Aug-21
75 Baden Powell Drive Tarneit VIC 3029	\$576,200	24-Dec-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: 07 January 2022

AREASPECIALIST

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16 Summerhill Street Tarneit VIC 3029

Sold Price

\$560,000

Sold Date

06-Oct-21

3

2

2

Distance

0.47km



3 Flora Way Tarneit VIC 3029

Sold Price

\$585,000

Sold Date

22-Aug-21

3

2

2

Distance

0.15km



75 Baden Powell Drive Tarneit VIC 3029

Sold Price

^{RS} **\$576,200**

Sold Date

24-Dec-21

3

2

2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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