

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 Yaloak 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2020

to

30 Nov 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

35 Trentbridge Road Tarneit VIC 3029	\$535,000	15-Nov-21
19 Stanhope Road Tarneit VIC 3029	\$556,000	22-Sep-21
37 Obsidian Avenue Tarneit VIC 3029	\$545,000	15-Nov-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: 20 December 2021

	35 Trentbridge Road Tarneit VIC 3029	Sold Price	RS \$535,000	Sold Date	15-Nov-21
	 3  2  1			Distance	0.82km
	19 Stanhope Road Tarneit VIC 3029	Sold Price	\$556,000	Sold Date	22-Sep-21
	 3  2  2			Distance	1.72km
	37 Obsidian Avenue Tarneit VIC 3029	Sold Price	RS \$545,000	Sold Date	15-Nov-21
	 3  2  2			Distance	1.52km

RS = Recent sale UN = Undisclosed Sale

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