

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

2/102 WOOTTEN 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

or range
between

\$539,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Apr 2022

to

31 Mar 2023

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

2 BONITA AVENUE TARNEIT VIC 3029	\$585,000	04-Feb-22
2/45 POWELL DRIVE HOPPERS CROSSING VIC 3029	\$550,000	29-Sep-22
1/50 CASSOWARY AVENUE WERRIBEE VIC 3030	\$535,000	04-Apr-23

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 April 2023


2 BONITA AVENUE TARNEIT VIC 3029

 3
  2
  2

Sold Price

\$585,000

Sold Date **04-Feb-22**

Distance **1.58km**

2/45 POWELL DRIVE HOPPERS CROSSING VIC 3029

 3
  2
  2

Sold Price

\$550,000

Sold Date **29-Sep-22**

Distance **4.71km**

1/50 CASSOWARY AVENUE WERRIBEE VIC 3030

 3
  2
  2

Sold Price

^{RS} **\$535,000**

Sold Date **04-Apr-23**

Distance **3.29km**
RS = Recent sale

UN = Undisclosed Sale

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