

## 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

42 PROSPECT DRIVE TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 4 FINCHLEY PARK CRESCENT TARNEIT VIC 3029 | \$510,000 | 17-Nov-21 |
| 25 FRAWLEY COURT TARNEIT VIC 3029         | \$500,000 | 16-Jun-21 |
| 9 WESTWOOD STREET TARNEIT VIC 3029        | \$512,000 | 24-Sep-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: 10 March 2022

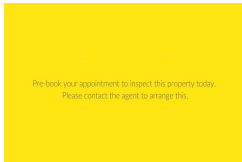


**4 FINCHLEY PARK CRESCENT  
TARNEIT VIC 3029**

 3  1  1

Sold Price **\$510,000** Sold Date **17-Nov-21**

Distance -



**25 FRAWLEY COURT TARNEIT VIC  
3029**

 -  1  2

Sold Price **\$500,000** Sold Date **16-Jun-21**

Distance -



**9 WESTWOOD STREET TARNEIT  
VIC 3029**

 3  1  2

Sold Price **\$512,000** Sold Date **24-Sep-21**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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