

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

9 BRACKEN CLOSE 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Land

Suburb

Tarneit

Period-from

01 Feb 2022

to

31 Jan 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

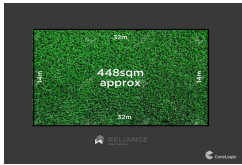
Date of sale

3 THICKET DRIVE TARNEIT VIC 3029	\$460,000	15-Sep-22
97 STANHOPE ROAD TARNEIT VIC 3029	\$487,500	05-Sep-22
284 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029	\$507,000	12-Sep-22

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: 15 February 2023


3 THICKET DRIVE TARNEIT VIC 3029

 Sold Price **\$460,000** Sold Date **15-Sep-22**

 Distance **1.48km**

97 STANHOPE ROAD TARNEIT VIC 3029

 Sold Price **\$487,500** Sold Date **05-Sep-22**

 Distance **3.32km**

**284 HUMMINGBIRD BOULEVARD
TARNEIT VIC 3029**

 Sold Price **\$507,000** Sold Date **12-Sep-22**

 Distance **3.76km**

RS = Recent sale

UN = Undisclosed Sale

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