

## 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

45 Felix Way 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

\$610,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Tarneit

Period-from

01 Feb 2019

to

31 Jan 2020

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





1015 Leakes Road Tarneit VIC 3029	\$600,000	17-Oct-19
4 Kew Avenue Tarneit VIC 3029	\$600,000	16-Dec-19
20 Drake Street Tarneit VIC 3029	\$635,000	27-Sep-19

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: 26 February 2020





kapil taak  
P 03 8744 8888  
M 0413 720 509  
E ktaak@barryplant.com.au

	1015 Leakes Road Tarneit VIC 3029	Sold Price	\$600,000	Sold Date	17-Oct-19
 3  2  2				Distance	0.66km

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	4 Kew Avenue Tarneit VIC 3029	Sold Price		Sold Date	16-Dec-19
 4  2  2				Distance	0.79km

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	20 Drake Street Tarneit VIC 3029	Sold Price	\$635,000	Sold Date	27-Sep-19
 4  2  2				Distance	0.85km

RS = Recent sale      UN = Undisclosed Sale

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