

## 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

35 Baden Powell 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2019

to

31 May 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 129 Crossway Avenue Tarneit VIC 3029 | \$635,000 | 03-Jan-20 |
| 20 Crossway Avenue Tarneit VIC 3029  | \$642,000 | 26-Nov-19 |
| 5 Ramona Court Tarneit VIC 3029      | \$640,000 | 14-Dec-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: 15 June 2020



**129 Crossway Avenue Tarneit VIC 3029**

 4  2  2

Sold Price

**\$635,000**

Sold Date **03-Jan-20**

Distance **1.75km**



**20 Crossway Avenue Tarneit VIC 3029**

 4  2  2

Sold Price

**\$642,000**

Sold Date **26-Nov-19**

Distance **1.85km**



**5 Ramona Court Tarneit VIC 3029**

 4  2  4

Sold Price

**\$640,000**

Sold Date **14-Dec-19**

Distance **2.07km**

RS = Recent sale

UN = Undisclosed Sale

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