

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

8 Bobby Drive 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$314,000

Property type

Land

Suburb

Tarneit

Period-from

01 Jan 2021

to

31 Dec 2021

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

5 Huntsman Close Tarneit VIC 3029	\$600,000	14-Oct-21
13 Huntsman Close Tarneit VIC 3029	\$590,000	15-Oct-21
16 Swainson Close Tarneit VIC 3029	\$675,000	21-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: 05 January 2022



5 Huntsman Close Tarneit VIC 3029 Sold Price **\$600,000** Sold Date **14-Oct-21**

 4  2  2

Distance **3.08km**



13 Huntsman Close Tarneit VIC 3029 Sold Price **\$590,000** Sold Date **15-Oct-21**

 4  2  2

Distance **3.12km**



16 Swainson Close Tarneit VIC 3029 Sold Price **\$675,000** Sold Date **21-Sep-21**

 4  2  2

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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