

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

2/23 CHESTERTON AVENUE 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/118 HARMONY DRIVE TARNEIT VIC 3029	\$510,000	16-Mar-24
1/2 BELLWORTH AVENUE TARNEIT VIC 3029	\$540,000	28-Mar-24
2/26 HARMONY DRIVE TARNEIT VIC 3029	\$542,000	05-Sep-23

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: 24 April 2024



**1/118 HARMONY DRIVE TARNEIT
VIC 3029**

Sold Price

^{RS} **\$510,000**

Sold Date

16-Mar-24

3 2 1

Distance

0.17km



**1/2 BELLWORTH AVENUE TARNEIT
VIC 3029**

Sold Price

^{RS} **\$540,000**

Sold Date

28-Mar-24

3 2 -

Distance

0.53km



**2/26 HARMONY DRIVE TARNEIT
VIC 3029**

Sold Price

\$542,000

Sold Date

05-Sep-23

3 2 2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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