

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 ZARA 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2021

to

28 Feb 2022

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 ZARA AVENUE TARNEIT VIC 3029	\$620,000	08-Nov-21
12 ZARA AVENUE TARNEIT VIC 3029	\$640,000	17-Oct-21
14 TURVA AVENUE TARNEIT VIC 3029	\$646,000	26-Nov-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.

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3 ZARA AVENUE TARNEIT VIC 3029

4 2 2

Sold Price **\$620,000** Sold Date **08-Nov-21**

Distance **0.04km**



12 ZARA AVENUE TARNEIT VIC 3029

4 2 2

Sold Price **\$640,000** Sold Date **17-Oct-21**

Distance **0.06km**



14 TURVA AVENUE TARNEIT VIC 3029

4 2 2

Sold Price **\$646,000** Sold Date **26-Nov-21**

Distance **0.26km**



19 CERATTA CRESCENT TARNEIT VIC 3029

4 2 2

Sold Price **\$626,000** Sold Date **19-Dec-21**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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