

## 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

22 MONTIA STREET 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

\$639,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,000

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

28 THURSTON AVENUE TARNEIT VIC 3029	\$670,000	29-Sep-21
8 BOGONG LOOP TARNEIT VIC 3029	\$665,000	09-Nov-21
7 MANDRAKE STREET TARNEIT VIC 3029	\$660,000	18-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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**28 THURSTON AVENUE TARNEIT  
VIC 3029**

4 2 2

Sold Price

**\$670,000**

Sold Date

**29-Sep-21**

Distance

**0.9km**



**8 BOGONG LOOP TARNEIT VIC  
3029**

4 2 2

Sold Price

**\$665,000**

Sold Date

**09-Nov-21**

Distance

**1.73km**



**7 MANDRAKE STREET TARNEIT  
VIC 3029**

4 2 2

Sold Price

**\$660,000**

Sold Date

**18-Nov-21**

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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