

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 COLIAS WALK 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2021

to

30 Jun 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

2/108 WOOTTEN ROAD TARNEIT VIC 3029	\$505,000	31-Jan-22
1/62 BABELE ROAD TARNEIT VIC 3029	\$500,000	26-Jan-22
167B RIVERSDALE DRIVE TARNEIT VIC 3029	\$488,000	03-May-22

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: 02 July 2022



2/108 WOOTTEN ROAD TARNEIT VIC 3029

3 2 2

Sold Price **\$505,000** Sold Date **31-Jan-22**

Distance **0.66km**

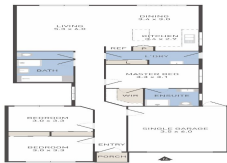


1/62 BABELE ROAD TARNEIT VIC 3029

3 2 2

Sold Price **\$500,000** Sold Date **26-Jan-22**

Distance **0.85km**



167B RIVERSDALE DRIVE TARNEIT VIC 3029

3 2 1

Sold Price **\$488,000** Sold Date **03-May-22**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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