

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

6/6 CHITWAN ROAD 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2021

to

31 May 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

53 LAFLIN AVENUE TARNEIT VIC 3029	\$625,000	31-Mar-22
19 BENDIGO DRIVE TARNEIT VIC 3029	\$560,000	05-Apr-22
125 ISABELLA WAY TARNEIT VIC 3029	\$600,000	12-Apr-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.~~

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Real Estate

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53 LAFLIN AVENUE TARNEIT VIC 3029

Sold Price

^{RS} **\$625,000**

Sold Date

31-Mar-22

3

2

2

Distance

0.99km



19 BENDIGO DRIVE TARNEIT VIC 3029

Sold Price

\$560,000

Sold Date

05-Apr-22

3

2

2

Distance

1.03km



125 ISABELLA WAY TARNEIT VIC 3029

Sold Price

\$600,000

Sold Date

12-Apr-22

3

2

2

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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