

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

33 BEAR STREET 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

\$312,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,200

Property type

Land

Suburb

Tarneit

Period-from

01 Jan 2022

to

31 Dec 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

51 BIRREGURRA DRIVE TARNEIT VIC 3029	\$350,400	07-Sep-21
8 KEVIN AVENUE TARNEIT VIC 3029	\$308,500	12-Oct-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.

This Statement of Information was prepared on: 10 January 2023



**51 BIRREGURRA DRIVE TARNEIT
VIC 3029**

 -  -  -

Sold Price

\$350,400

Sold Date

07-Sep-21

Distance

0.02km



**8 KEVIN AVENUE TARNEIT VIC
3029**

 -  -  -

Sold Price

\$308,500

Sold Date

12-Oct-21

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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