

## 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 Tarragon Drive 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

\$470,000

&

\$490,000

### 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 11 Perez Court Werribee VIC 3030 | \$478,000 | 23-Oct-21 |
| 1 Perez Court Werribee VIC 3030  | \$390,000 | 14-Sep-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: 07 March 2022



**11 Perez Court Werribee VIC 3030**

Sold Price

**\$478,000**

Sold Date

**23-Oct-21**

 2

 1

 2

Distance

**0.88km**



**1 Perez Court Werribee VIC 3030**

Sold Price

**\$390,000**

Sold Date

**14-Sep-21**

 2

 1

 1

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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