

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

3/17 Claire Way 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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Oct 2020

to

30 Sep 2021

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









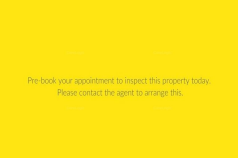



8 Obsidian Avenue Tarneit VIC 3029	\$435,000	19-Sep-21
15/27 Turva Avenue Tarneit VIC 3029	\$407,000	26-Aug-21
49 Barron Street Tarneit VIC 3029	\$382,500	11-Aug-21

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: 25 October 2021

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 Private inspections now available. <small>For more information or to arrange a personal inspection please contact the listing agent.</small>	8 Obsidian Avenue Tarneit VIC 3029  2  2  1	Sold Price	^{RS} \$435,000	Sold Date	19-Sep-21
				Distance	1.09km
	15/27 Turva Avenue Tarneit VIC 3029  2  2  2	Sold Price	\$407,000	Sold Date	26-Aug-21
				Distance	1.65km
	49 Barron Street Tarneit VIC 3029  2  1  1	Sold Price	\$382,500	Sold Date	11-Aug-21
				Distance	2.04km

RS = Recent sale

UN = Undisclosed Sale

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