

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 Chrysalis Avenue 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

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2018

to

30 Nov 2019

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 Ochre Place Tarneit VIC 3029	\$580,000	14-Jun-19
9 Ashwood Boulevard Tarneit VIC 3029	\$575,000	25-Jun-19
220 Bethany Road Tarneit VIC 3029	\$600,000	10-Sep-19

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: 12 December 2019



8 Ochre Place Tarneit VIC 3029

Sold Price **\$580,000** Sold Date **14-Jun-19**

 -  2  2

Distance **0.35km**

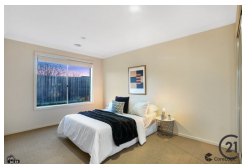


9 Ashwood Boulevard Tarneit VIC 3029

Sold Price **\$575,000** Sold Date **25-Jun-19**

 4  2  4

Distance **0.47km**



220 Bethany Road Tarneit VIC 3029

Sold Price **\$600,000** Sold Date **10-Sep-19**

 4  2  2

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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