

## 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

31 HENBURY STREET TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 19 BEACHMERE STREET TARNEIT VIC 3029   | \$675,000 | 17-Mar-23 |
| 5 COTTESLOE BOULEVARD TARNEIT VIC 3029 | \$680,000 | 11-Apr-23 |
| 14 BULBINE STREET TARNEIT VIC 3029     | \$690,000 | 22-Dec-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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**19 BEACHMERE STREET TARNEIT  
VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$675,000**

Sold Date

**17-Mar-23**

Distance

**0.2km**



**5 COTTESLOE BOULEVARD  
TARNEIT VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**11-Apr-23**

Distance

**0.37km**



**14 BULBINE STREET TARNEIT VIC  
3029**

4 2 2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**22-Dec-22**

Distance

**0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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