

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

2/1 GOVERNOR CLOSE 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

\$469,000

&

\$499,000

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

2/2 JOYBELLS CRESCENT TARNEIT VIC 3029	\$480,000	21-Feb-23
1/4 JORDYN STREET TARNEIT VIC 3029	\$487,000	02-Nov-22
21A SPRINGLEAF ROAD TARNEIT VIC 3029	\$490,000	15-Feb-23

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: 14 April 2023

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**2/2 JOYBELLS CRESCENT
TARNEIT VIC 3029**

3 1 1

Sold Price **\$480,000** Sold Date **21-Feb-23**

Distance **0.02km**



**1/4 JORDYN STREET TARNEIT VIC
3029**

2 1 1

Sold Price **\$487,000** Sold Date **02-Nov-22**

Distance **0.36km**



**21A SPRINGLEAF ROAD TARNEIT
VIC 3029**

3 2 1

Sold Price **\$490,000** Sold Date **15-Feb-23**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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