

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 SCARLET WALK 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2021

to

31 Jul 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

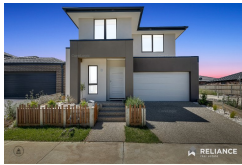
Date of sale

8 BOBBY DRIVE TARNEIT VIC 3029	\$610,000	05-Feb-22
1 YALOK WAY TARNEIT VIC 3029	\$610,000	28-Apr-22
2 KRUGER ROAD TARNEIT VIC 3029	\$630,000	08-Mar-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.~~

This Statement of Information was prepared on: 08 August 2022



8 BOBBY DRIVE TARNEIT VIC 3029 Sold Price **\$610,000** Sold Date **05-Feb-22**

 4  2  2

Distance **0.67km**



1 YALOK WAY TARNEIT VIC 3029 Sold Price Sold Date **28-Apr-22**

 4  2  2

Distance **0.45km**



2 KRUGER ROAD TARNEIT VIC 3029 Sold Price **\$630,000** Sold Date **08-Mar-22**

 4  3  2

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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