

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 Bledisloe Street 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2019

to

31 Aug 2020

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

4 Bledisloe Street Tarneit VIC 3029	\$638,000	22-Jun-20
45 Felix Way Tarneit VIC 3029	\$620,000	08-Mar-20
16 Bronze Street Tarneit VIC 3029	\$616,000	15-Jul-20

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: 02 September 2020



4 Bledisloe Street Tarneit VIC 3029 Sold Price ^{RS} **\$638,000** Sold Date **22-Jun-20**

 4  2  2

Distance **0.05km**



45 Felix Way Tarneit VIC 3029 Sold Price **\$620,000** Sold Date **08-Mar-20**

 4  2  2

Distance **1.65km**



16 Bronze Street Tarneit VIC 3029 Sold Price ^{RS} **\$616,000** ^{UN} Sold Date **15-Jul-20**

 4  2  2

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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