

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

4 Borboleta 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2021

to

28 Feb 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

7 Hermitage Drive Tarneit VIC 3029	\$750,000	01-Mar-22
18 Skipper Road Tarneit VIC 3029	\$770,000	07-Feb-22
3 Verona Avenue Tarneit VIC 3029	\$755,000	14-Dec-21

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: 07 March 2022



Kirsty Cunningham
P (03) 9741 7777
M 0414 344 475
E kcunningham@ypa.com.au



7 Hermitage Drive Tarneit VIC 3029 Sold Price ^{RS} **\$750,000** Sold Date **01-Mar-22**

4 2 2

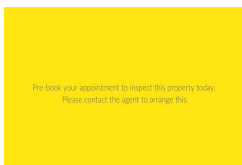
Distance **0.3km**



18 Skipper Road Tarneit VIC 3029 Sold Price ^{RS} **\$770,000** Sold Date **07-Feb-22**

4 2 4

Distance **0.52km**



3 Verona Avenue Tarneit VIC 3029 Sold Price **\$755,000** Sold Date **14-Dec-21**

4 2 2

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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