

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

2/47 HOPE WAY 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Tarneit

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/8 FLOWER GUM CRESCENT TARNEIT VIC 3029	\$502,500	27-Feb-24
1/18 HARMONY DRIVE TARNEIT VIC 3029	\$515,000	17-Jun-24
2/26 SPRINGLEAF ROAD TARNEIT VIC 3029	\$510,000	30-Apr-24

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: 13 August 2024



**1/8 FLOWER GUM CRESCENT
TARNEIT VIC 3029**

 3  2  1

Sold Price

\$502,500

Sold Date **27-Feb-24**

Distance

0.13km



**1/18 HARMONY DRIVE TARNEIT
VIC 3029**

 3  2  1

Sold Price

^{RS} **\$515,000**

Sold Date **17-Jun-24**

Distance

0.46km



**2/26 SPRINGLEAF ROAD TARNEIT
VIC 3029**

 3  2  1

Sold Price

\$510,000

Sold Date **30-Apr-24**

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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