

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

7 PEREGRINE COURT 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2022

to

31 Jul 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

4 STARLING AVENUE TARNEIT VIC 3029	\$682,000	26-Apr-23
4 MANNING CIRCUIT TARNEIT VIC 3029	\$660,000	13-Mar-23
7 FENTON COURT TRUGANINA VIC 3029	\$640,000	31-May-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: 10 August 2023



4 STARLING AVENUE TARNEIT VIC 3029 Sold Price **\$682,000** Sold Date **26-Apr-23**

3 2 2

Distance **0.1km**



4 MANNING CIRCUIT TARNEIT VIC 3029 Sold Price **\$660,000** Sold Date **13-Mar-23**

3 2 2

Distance **1.22km**



7 FENTON COURT TRUGANINA VIC 3029 Sold Price **\$640,000** Sold Date **31-May-23**

3 2 2

Distance **1.3km**

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

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