

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

6 Yellowstone Road 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

\$460,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2019

to

31 May 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

49 Arkins Circuit Tarneit VIC 3029	\$450,000	31-Mar-20
252 Bethany Road Tarneit VIC 3029	\$463,500	12-Jan-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: 05 June 2020

**49 Arkins Circuit Tarneit VIC 3029** Sold Price **\$450,000** Sold Date **31-Mar-20** 3  2  1Distance **3.85km****252 Bethany Road Tarneit VIC 3029** Sold Price **\$463,500** Sold Date **12-Jan-20** 3  2  1Distance **4.74km**

RS = Recent sale

UN = Undisclosed Sale

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