

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

1 ST PATRICKS PLACE 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

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 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

58 GARDEN VIEW DRIVE TARNEIT VIC 3029	\$1,150,000	01-Feb-23
878 SAYERS ROAD TARNEIT VIC 3029	\$1,230,000	01-Feb-23
13 SAVERY COURT POINT COOK VIC 3030	\$1,335,000	17-Jul-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: 16 October 2023


58 GARDEN VIEW DRIVE TARNEIT VIC 3029

Sold Price

\$1,150,000

Sold Date

01-Feb-23


5



3



2

Distance

0.36km

878 SAYERS ROAD TARNEIT VIC 3029

Sold Price

\$1,230,000

Sold Date

01-Feb-23


4



4



2

Distance

4.02km

13 SAVERY COURT POINT COOK VIC 3030

Sold Price

\$1,335,000

Sold Date

17-Jul-23


5



3



2

Distance

4.7km
RS = Recent sale

UN = Undisclosed Sale

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