

## 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

12 Transit Place Tarneit VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$840,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2020

to

31 Jan 2021

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 6 St Patricks Place Tarneit VIC 3029 | \$840,000 | 02-Nov-20 |
| 5 Cathedral Court Tarneit VIC 3029   | \$750,000 | 30-Oct-20 |
| 41 Leda Drive Tarneit VIC 3029       | \$690,000 | 12-Jan-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: 03 February 2021


**6 St Patricks Place Tarneit VIC 3029**

Sold Price

**\$840,000**

Sold Date **02-Nov-20**
 4  2  10

Distance **1.23km**

**5 Cathedral Court Tarneit VIC 3029**

Sold Price

**\$750,000**

Sold Date **30-Oct-20**
 4  2  2

Distance **1.26km**

**41 Leda Drive Tarneit VIC 3029**

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date **12-Jan-21**
 4  2  2

Distance **0.42km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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