

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

9 Feronia Avenue 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Tarneit

Period-from

01 Nov 2020

to

31 Oct 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

9 Fitzherbert Street Tarneit VIC 3029	\$410,000	06-Oct-21
22 Homebush Drive Tarneit VIC 3029	\$396,000	24-Sep-21
52 Bandicoot Loop Tarneit VIC 3029	\$395,000	17-Jun-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: 05 November 2021



9 Fitzherbert Street Tarneit VIC 3029

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  -

Sold Price

^{RS} **\$410,000**

Sold Date

06-Oct-21

Distance

0.73km



22 Homebush Drive Tarneit VIC 3029

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  -
  -

Sold Price

^{RS} **\$396,000**

Sold Date

24-Sep-21

Distance

0.88km



52 Bandicoot Loop Tarneit VIC 3029

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Sold Price

\$395,000

Sold Date

17-Jun-21

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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