

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

1/33 Harmony Drive 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

\$439,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Other

Suburb

Tarneit

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/8 Jordyn Street Tarneit VIC 3029	\$440,000	19-Aug-19
1/2 Jordyn Street Tarneit VIC 3029	\$442,000	18-Nov-19
2/11 Navy Street Tarneit VIC 3029	\$462,000	08-Jul-19

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: 27 November 2019



1/8 Jordyn Street Tarneit VIC 3029 Sold Price ^{RS} **\$440,000** Sold Date **19-Aug-19**

3 2 3

Distance **0.37km**



1/2 Jordyn Street Tarneit VIC 3029 Sold Price ^{RS} **\$442,000** Sold Date **18-Nov-19**

3 1 1

Distance **0.43km**



2/11 Navy Street Tarneit VIC 3029 Sold Price **\$462,000** Sold Date **08-Jul-19**

3 2 2

Distance **1.46km**

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

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