

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

7 Ogawa Walk 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Townhouse

Suburb

Tarneit

Period-from

01 May 2022

to

30 Apr 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

4 CADENZA WALK TARNEIT VIC 3029	\$560,000	25-Feb-23
2 CADENZA WALK TARNEIT VIC 3029	\$548,000	23-May-23
8 MAGENTA WALK TARNEIT VIC 3029	\$515,000	30-Dec-22

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: 29 May 2023


4 CADENZA WALK TARNEIT VIC 3029

 4
  2
  2

Sold Price

\$560,000

Sold Date

25-Feb-23

Distance

1.99km

2 CADENZA WALK TARNEIT VIC 3029

 4
  3
  2

Sold Price

^{RS} **\$548,000**

Sold Date

23-May-23

Distance

1.99km

8 MAGENTA WALK TARNEIT VIC 3029

 3
  2
  2

Sold Price

\$515,000

Sold Date

30-Dec-22

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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