

## 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 Dylan Street 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

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

5 Fieldstone Place Tarneit VIC 3029	\$600,000	28-Oct-21
19 Millendon Boulevard Tarneit VIC 3029	\$586,500	13-Sep-21
3 Cuttlefish Circuit Tarneit VIC 3029	\$565,000	31-Aug-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: 22 November 2021



**5 Fieldstone Place Tarneit VIC 3029** Sold Price <sup>RS</sup> **\$600,000** Sold Date **28-Oct-21**

3 2 2

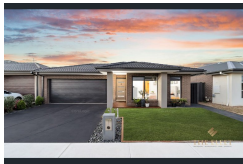
Distance **3.48km**



**19 Millendon Boulevard Tarneit VIC 3029** Sold Price **\$586,500** Sold Date **13-Sep-21**

3 2 2

Distance **1.72km**



**3 Cuttlefish Circuit Tarneit VIC 3029** Sold Price **\$565,000** Sold Date **31-Aug-21**

3 2 2

Distance **2.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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