

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

10 BLUEGRASS STREET 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2023

to

31 Oct 2024

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

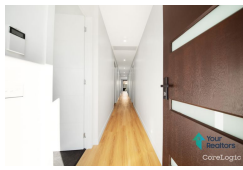
Date of sale

49 BEAR STREET TARNEIT VIC 3029	642000	11-Jun-24
8 ARKINS CIRCUIT TARNEIT VIC 3029	622000	03-Sep-24
30 ASPIRE STREET TARNEIT VIC 3029	678000	09-Jul-24

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: 14 November 2024



49 BEAR STREET TARNEIT VIC 3029

4 2 -

Sold Price

642000

Sold Date

11-Jun-24

Distance

1.83km



8 ARKINS CIRCUIT TARNEIT VIC 3029

4 2 2

Sold Price

622000

Sold Date

03-Sep-24

Distance

1.28km



30 ASPIRE STREET TARNEIT VIC 3029

4 2 2

Sold Price

678000

Sold Date

09-Jul-24

Distance

0.55km



13 ASPIRE STREET TARNEIT VIC 3029

4 2 2

Sold Price

620000

Sold Date

23-Aug-24

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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