

## 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

2/24 Billabong Crescent 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Tarneit

Period-from

01 May 2020

to

30 Apr 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 2/43 Knightsbridge Drive Tarneit VIC 3029 | \$425,000 | 15-Mar-21 |
| 65A Oreilly Road Tarneit VIC 3029         | \$437,000 | 03-Feb-21 |
| 2/7 Anglia Court Werribee VIC 3030        | \$450,000 | 30-Jan-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: 07 May 2021



**2/43 Knightsbridge Drive Tarneit VIC 3029**

Sold Price

<sup>RS</sup>

**\$425,000**

Sold Date

**15-Mar-21**

- 2 1

Distance

**0.44km**



**65A Oreilly Road Tarneit VIC 3029**

Sold Price

**\$437,000**

Sold Date

**03-Feb-21**

3 2 1

Distance

**0.81km**



**2/7 Anglia Court Werribee VIC 3030**

Sold Price

**\$450,000**

Sold Date

**30-Jan-21**

3 2 1

Distance

**1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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