

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 Woolybush 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2019

to

31 Jan 2020

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

6 Terrick Street Tarneit VIC 3029	\$600,000	31-Aug-19
7 Mapleton Way Tarneit VIC 3029	\$596,000	03-Dec-19
5 Kirrama Street Tarneit VIC 3029	\$610,000	23-Oct-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: 10 February 2020

	6 Terrick Street Tarneit VIC 3029	Sold Price	\$600,000	Sold Date	31-Aug-19
	 4  2  2			Distance	0.33km
	7 Mapleton Way Tarneit VIC 3029	Sold Price	\$596,000	Sold Date	03-Dec-19
	 3  2  -			Distance	0.66km
	5 Kirrama Street Tarneit VIC 3029	Sold Price	\$610,000	Sold Date	23-Oct-19
	 4  2  2			Distance	0.86km

RS = Recent sale

UN = Undisclosed Sale

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