

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

4 Zara Avenue 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

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2019

to

31 Mar 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

8 Eagleridge Promenade Tarneit VIC 3029	\$530,000	09-Aug-19
46 Capricornus Crescent Tarneit VIC 3029	\$555,000	30-Sep-19
16 Serengeti Circuit Tarneit VIC 3029	\$536,500	05-Aug-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: 28 April 2020



8 Eagleridge Promenade Tarneit VIC 3029

4 2 2

Sold Price

\$530,000

Sold Date **09-Aug-19**

Distance

0.56km



46 Capricornus Crescent Tarneit VIC 3029

4 2 2

Sold Price

\$555,000

Sold Date **30-Sep-19**

Distance

0.59km



16 Serengeti Circuit Tarneit VIC 3029

4 2 2

Sold Price

\$536,500

Sold Date **05-Aug-19**

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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