

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

42 Hodgson 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2019

to

31 Dec 2019

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

34 Hodgson Avenue Tarneit VIC 3029	\$561,000	08-Aug-19
37 Bindi Avenue Tarneit VIC 3029	\$562,000	26-Aug-19
23 Nankeen Way Tarneit VIC 3029	\$551,000	23-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: 17 January 2020



34 Hodgson Avenue Tarneit VIC 3029

Sold Price

\$561,000

Sold Date

08-Aug-19

4 2 2

Distance

0.07km



37 Bindi Avenue Tarneit VIC 3029

Sold Price

\$562,000

Sold Date

26-Aug-19

4 2 2

Distance

0.18km



23 Nankeen Way Tarneit VIC 3029

Sold Price

\$551,000

Sold Date

23-Aug-19

4 2 2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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