

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

87 Bandicoot Loop 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

\$479,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,000

*House

X

*Unit

Suburb

Tarneit

Period-from

01 Jun 2018

to

31 May 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

26 Dylan Street Tarneit VIC 3029

\$495,000

22-Dec-18

11 Hillcrest Parade Tarneit VIC 3029

\$490,000

21-May-19

5 Bendigo Drive Tarneit VIC 3029

\$490,000

04-Mar-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.~~

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26 Dylan Street Tarneit VIC 3029

Sold Price

\$495,000

Sold Date

22-Dec-18

4 2 6

Distance

0.74km



11 Hillcrest Parade Tarneit VIC 3029

Sold Price

^{RS} **\$490,000** ^{UN}

Sold Date

21-May-19

4 2 2

Distance

1.37km



5 Bendigo Drive Tarneit VIC 3029

Sold Price

\$490,000

Sold Date

04-Mar-19

3 2 2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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