

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

1/274 BETHANY ROAD 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Jul 2022

to

30 Jun 2023

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

2/102 WOOTTEN ROAD TARNEIT VIC 3029	\$565,000	23-May-23
7/11 WENDY WAY TARNEIT VIC 3029	\$500,000	24-Jan-22
37 EDITH STREET TARNEIT VIC 3029	\$540,000	13-May-23

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: 20 July 2023


2/102 WOOTTEN ROAD TARNEIT VIC 3029
 3  2  2

Sold Price

\$565,000

Sold Date **23-May-23**

Distance **0.25km**

7/11 WENDY WAY TARNEIT VIC 3029
 3  2  2

Sold Price

\$500,000

Sold Date **24-Jan-22**

Distance **0.14km**

37 EDITH STREET TARNEIT VIC 3029
 3  2  2

Sold Price

\$540,000

Sold Date **13-May-23**

Distance **1.11km**
RS = Recent sale

UN = Undisclosed Sale

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