

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

6 DEVOTION WAY 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2022

to

30 Apr 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

7 SANTAROSA AVENUE TARNEIT VIC 3029	\$980,000	11-Mar-23
3 SUMMER COURT TARNEIT VIC 3029	\$900,000	30-Jan-23
49 AMSTERDAM AVENUE TARNEIT VIC 3029	\$850,000	04-Dec-22

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: 08 May 2023



7 SANTAROSA AVENUE TARNEIT VIC 3029

4 3 2

Sold Price

^{RS} **\$980,000**

Sold Date

11-Mar-23

Distance

0.57km



3 SUMMER COURT TARNEIT VIC 3029

4 2 2

Sold Price

\$900,000

Sold Date

30-Jan-23

Distance

4.2km



49 AMSTERDAM AVENUE TARNEIT VIC 3029

4 2 8

Sold Price

\$850,000

Sold Date

04-Dec-22

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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