

## 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

7 Tavor Street Tarneit VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$565,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 5 Woolybush Drive Tarneit VIC 3029 | \$515,000 | 21-Nov-20 |
| 18 Granya Street Tarneit VIC 3029  | \$656,000 | 23-Nov-20 |
| 10 Marengo Street Tarneit VIC 3029 | \$588,000 | 04-Dec-20 |

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: 16 April 2021



**5 Woollybush Drive Tarneit VIC 3029**

4 2 2

Sold Price

**\$515,000**

Sold Date **21-Nov-20**

Distance **0.18km**



**18 Granya Street Tarneit VIC 3029**

4 2 2

Sold Price

**\$656,000**

Sold Date **23-Nov-20**

Distance **0.48km**



**10 Marengo Street Tarneit VIC 3029**

4 2 2

Sold Price

**\$588,000**

Sold Date **04-Dec-20**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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