

STATEMENT OF INFORMATION

35 STARLING AVENUE, TARNEIT, VIC 3029

PREPARED BY MERAL KANTARCIOGLU, SPRINT PROPERTY



SPRINTPROPERTY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 STARLING AVENUE, TARNEIT, VIC 3029  3  2  2

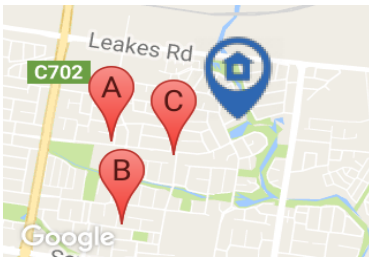
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$520,000 to \$540,000

Provided by: Meral Kantarcioglu, Sprint Property

SUBURB MEDIAN



TARNEIT, VIC, 3029

Suburb Median Sale Price (House)

\$480,000

01 October 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



86 BADEN POWELL DR, TARNEIT, VIC 3029

 3  2  3

Sale Price

\$527,000

Sale Date: 29/12/2016

Distance from Property: 836m



49 RAINBOW WAY, TARNEIT, VIC 3029

 4  2  2

Sale Price

\$539,000

Sale Date: 04/03/2017

Distance from Property: 1.1km



43 BADEN POWELL DR, TARNEIT, VIC 3029

 3  2  2

Sale Price

\$532,000

Sale Date: 16/03/2017

Distance from Property: 484m



This report has been compiled on 25/05/2017 by Sprint Property. Property Data Solutions Pty Ltd 2017 - www.pricfinder.com.au

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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	35 STARLING AVENUE, TARNEIT, VIC 3029
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range	\$520,000 to \$540,000
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Median sale price

Median price	\$480,000	House	☒	Unit	☐	Suburb	TARNEIT
Period	01 October 2016 to 31 March 2017		Source				

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
86 BADEN POWELL DR, TARNEIT, VIC 3029	\$527,000	29/12/2016
49 RAINBOW WAY, TARNEIT, VIC 3029	\$539,000	04/03/2017
43 BADEN POWELL DR, TARNEIT, VIC 3029	\$532,000	16/03/2017